£445,000

4 Lapwing Close

Emsworth, PO10 7GS

PROPERTY SUMMARY

This beautifully presented three bedroom detached family home has undergone a comprehensive scheme of redecoration, with the garage having been converted into a store and a home office with a boarded loft above. The stylish internal accommodation comprises hallway, ground floor WC, fitted kitchen/breakfast room with a bay window, large bright & airy lounge/diner. The first floor landing leads to the contemporary bathroom suite and three well proportioned bedrooms with built in wardrobes and ensuite to master. Externally, there is ample off road parking and a West facing rear garden mostly laid to lawn with patio areas. Located conveniently close to Westbourne village and lovely woodland walks, the property is also within easy reach of the harbourside town centre of Emsworth and transport links. An internal viewing is essential to truly appreciate this wonderful family home, contact us today to arrange your appointment.

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HALLWAY

KITCHEN/BREAKFAST ROOM 13' 6" x 12' 4" (4.11m x 3.76m)

WC

LOUNGE/DINER 19' x 11' 3" (5.79m x 3.43m)

LANDING

BEDROOM ONE 11' 9" x 8' 7" (3.58m x 2.62m)

ENSUITE 7' 8" x 7' 1" (2.34m x 2.16m)

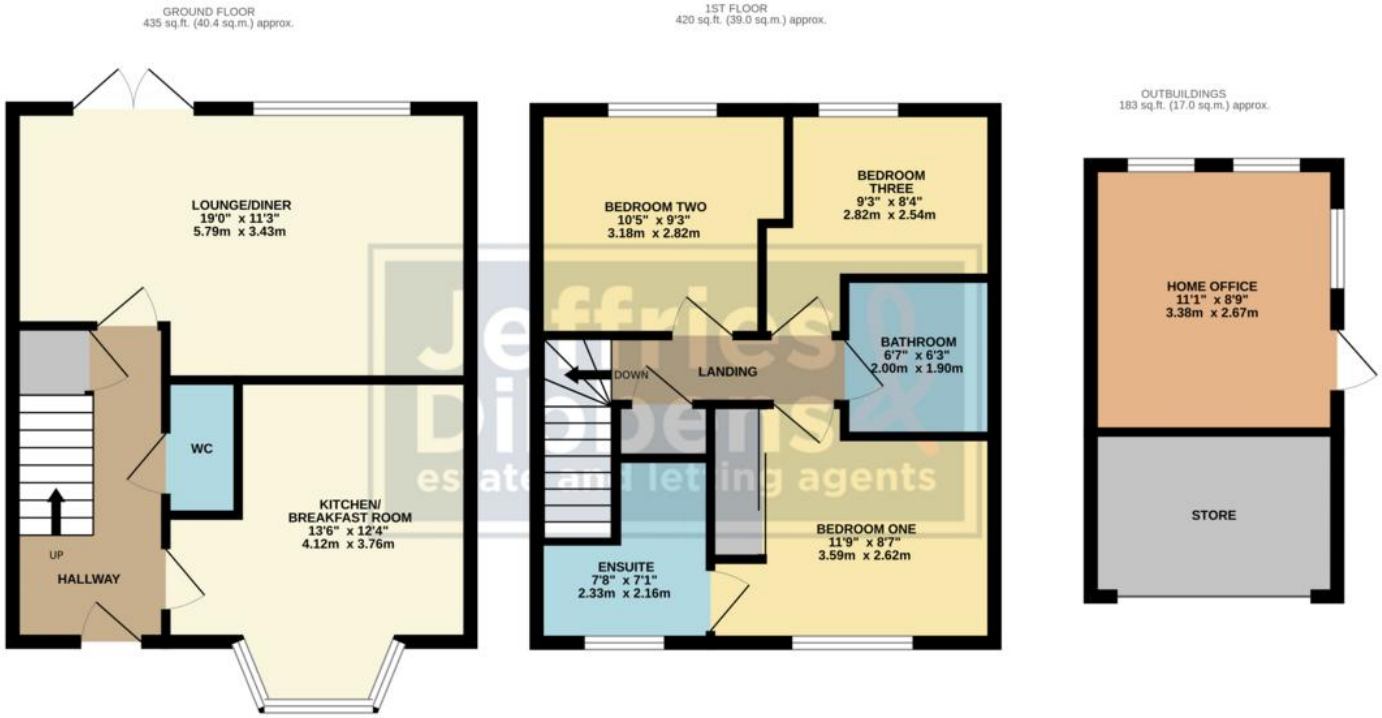
BEDROOM TWO 10' 5" x 9' 3" (3.18m x 2.82m)

BEDROOM THREE 9' 3" x 8' 4" (2.82m x 2.54m)

BATHROOM 6' 7" x 6' 3" (2.01m x 1.91m)

STORE 10' 3" x 6' 10" (3.12m x 2.08m)

HOME OFFICE 11' 1" x 8' 9" (3.38m x 2.67m)



TOTAL FLOOR AREA : 1038 sq.ft. (96.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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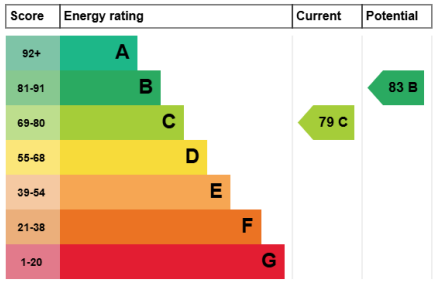
LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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