



£425,000
7 Neville Gardens
Emsworth, PO10 7XZ

PROPERTY SUMMARY

Tucked away in this quiet cul-de-sac in North Emsworth, this lovely extended detached three/four bedroom family home offers stylish and contemporary living. With a driveway to the front, a pedestrian side gate leads to the low maintenance rear garden with a garden office. Through the porch, there is a ground floor bedroom/family room, spacious lounge, lovely snug area and a modern fitted kitchen/diner, there is also a utility room and WC and a garden office. The first floor landing leads to three well proportioned double bedrooms, a bathroom with freestanding bath and separate walk-in shower. Conveniently situated to the north of Emsworth town centre with its train station and range of shops and eateries, there are also lovely coastal and woodland walks nearby. An internal viewing is essential to truly appreciate this beautifully presented family home, contact us today to arrange your appointment.

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PORCH

FAMILY ROOM/BEDROOM 16' 5" x 8' 1" (5m x 2.46m)

LOUNGE 15' x 11' 1" (4.57m x 3.38m)

SNUG 8' 11" x 6' 4" (2.72m x 1.93m)

UTILITY ROOM

WC

KITCHEN/DINER 18' x 7' 6" (5.49m x 2.29m)

OFFICE 10' 3" x 6' 6" (3.12m x 1.98m)

LANDING

BEDROOM ONE 13' 1" x 9' (3.99m x 2.74m)

BEDROOM TWO 10' 5" x 7' 11" (3.18m x 2.41m)

BEDROOM THREE 9' x 8' 6" (2.74m x 2.59m)

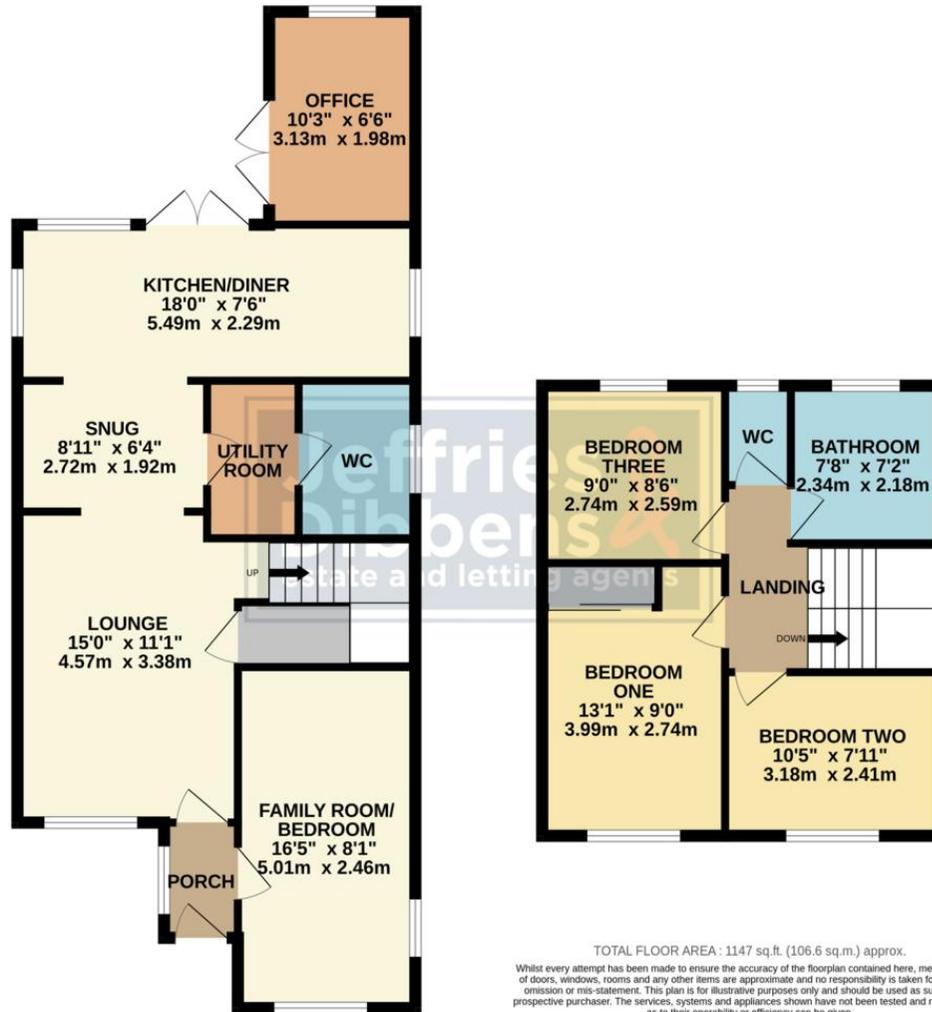
BATHROOM 7' 8" x 7' 2" (2.34m x 2.18m)

WC



GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 1147 sq.ft. (106.6 sq.m.) approx.

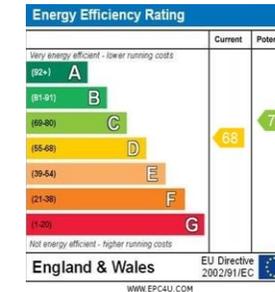
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 C

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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