



Longfield, 18 Woodlands Avenue, Emsworth PO10 7QE



NO FORWARD CHAIN... for this Delightful, Detached, Four Bedroom family home, with the benefit of a two storey rear extension. The property is worthy of the updating now required. The property is located in this popular residential location close to schools and the recreation ground.

The accommodation comprises, Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom, On the first floor are Four double Bedrooms and Two Bathrooms. Approached over its own driveway to a Detached Garage with ample additional parking, to the rear is a Garden Room and a lovely South facing Garden.

- CHARACTER EXTENDED DETACHED FAMILY HOME
- REQUIRING UPDATING
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST/UTILITY
- FOUR BEDROOMS & TWO BATHROOMS
- GAS CENTRAL HEATING & DOUBLE GLAZING
- GENEROUS, WALLED, SOUTH FACING GARDEN
- DRIVEWAY, GARAGE & GARDEN ROOM
- NO FORWARD CHAIN

Asking Price
£750,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Dining Room
- Sitting Room
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom

First floor:

- Bedroom One
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Shower Room
- Bathroom

External:

- Driveway
- Garage
- Garden Room
- Generous south-facing Garden

EPC: D

Council Tax: E





LOCATION

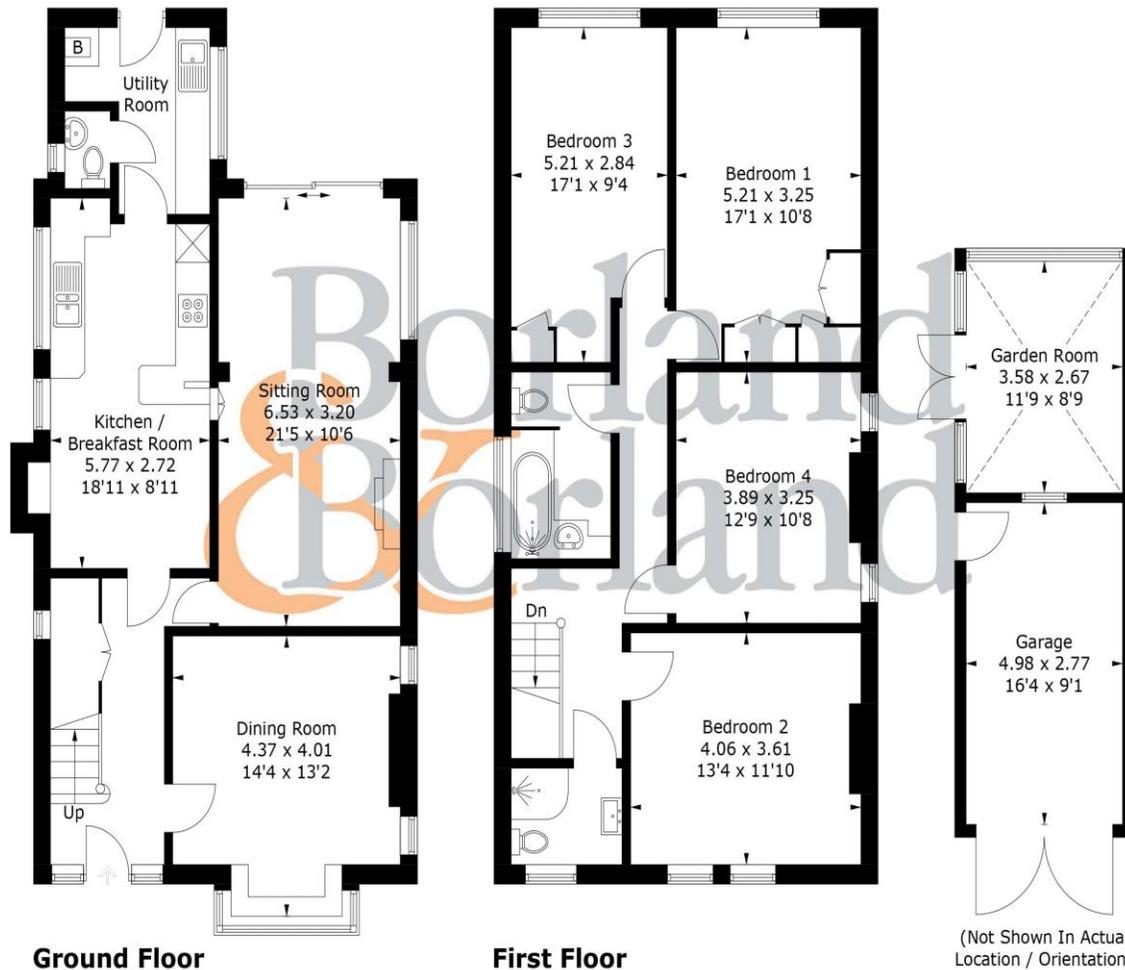
Emsworth is ideally placed on the upper reaches of Chichester Harbour an Area of Outstanding Natural Beauty, with a lively sailing and water-sports community, the town has a range of local independent shops including butchers, fishmonger, bakery, greengrocer and general store. Multiple shopping outlets are available at nearby Havant and Chichester. Golf, flying, horse and motor racing is at nearby Goodwood. Schools and amenities are close to hand. The property is well placed for access to the surrounding area with the A259 and A27 close at hand, the railway station at Emsworth links into Havant which allows a journey time just over an hour to arrive at London, Waterloo.





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Approximate Gross Internal Area = 152.5 sq m / 1641 sq ft
 Garage / Garden Room = 24.1 sq m / 259 sq ft
 Total = 176.6 sq m / 1900 sq ft



Directions
SAV NAV:
PO10 7QE

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1283153)

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