



**Woodroffe Walk, EMSWORTH PO10 7SG**

**welcome to**

## **Woodroffe Walk, EMSWORTH**

Two-bed semi-detached bungalow in quiet Emsworth village road with green frontage. South-facing landscaped garden with patio. Open-plan lounge/diner, bright kitchen with garden views, two double bedrooms, and family bathroom. Short drive to village centre.

### **Entrance Porch**

Built in cupboards. Radiator

### **Entrance Hall**

Built in storage cupboard. Doors to-

### **Lounge**

15' 3" x 12' 11" ( 4.65m x 3.94m )

Double glazed to front and side aspect. Two radiators. Electric fireplace. Open plan to dining room.

### **Dining Room**

8' 7" x 9' 2" ( 2.62m x 2.79m )

Double glazing to rear aspect. Door to rear aspect. Radiator. Door to-

### **Kitchen**

9' 8" Max x 13' 9" Max ( 2.95m Max x 4.19m Max )

Double glazed to rear and side aspect. Radiator. Door to rear garden. Wall and base units. Sink. Space for appliances.

### **Bedroom One**

9' 1" x 11' 6" ( 2.77m x 3.51m )

Double glazed to rear aspect. Radiator.

### **Bedroom Two**

9' 1" x 9' 9" ( 2.77m x 2.97m )

Double glazed to front aspect. Radiator

### **Shower Room**

Double glazed to rear aspect. Built in storage cupboard. Walk in shower, wash hand basin and W/C unit.

### **Outside**

#### **Front Garden**

Shingle borders with shrubbery

#### **Rear Garden**

South facing. Patio area. Lawn. Trees and shrubs. Two sheds.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Woodroffe Walk,**  
**EMSWORTH**

- Two-bedroom semi-detached bungalow
- Quiet road with green frontage
- Sought-after Emsworth village location
- South-facing landscaped rear garden
- Open-plan lounge/diner with garden access

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in the region of  
**£325,000**



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Property Ref:  
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