



## 83 Birch Tree Drive



- ▶ Walk from here into Emsworth and Westbourne villages
- ▶ Up to four bedrooms for the larger family
- ▶ Enjoy the large and spacious sitting room
- ▶ Relax with the family in the secluded garden
- ▶ Take the train from Emsworth to London
- ▶ Versatile accommodation to suit all family types
- ▶ Utilise the convenient downstairs shower room
- ▶ Park your vehicles in the tandem garage

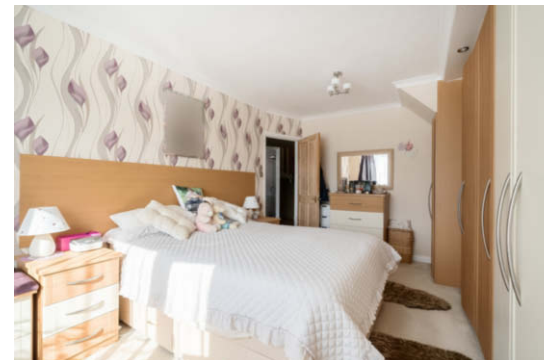
A delightful four bedroom chalet bungalow situated in a popular location to the north of Emsworth.

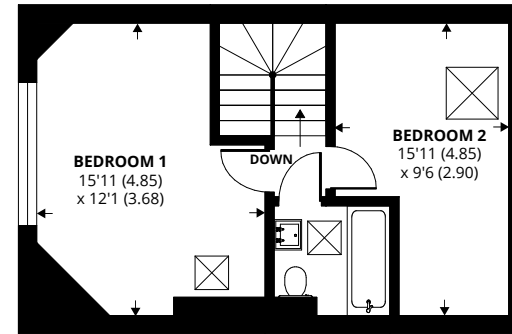
The property is well presented by the current owners and begins with an attractive hallway with wood flooring giving access on the right to two downstairs double bedrooms.

Being a bungalow, these rooms can of course be used as reception rooms as required. There is a 22 foot long sitting room with doors out to the rear garden and a separate dining room. The kitchen is spacious and well appointed and there is the added bonus of a downstairs shower room.

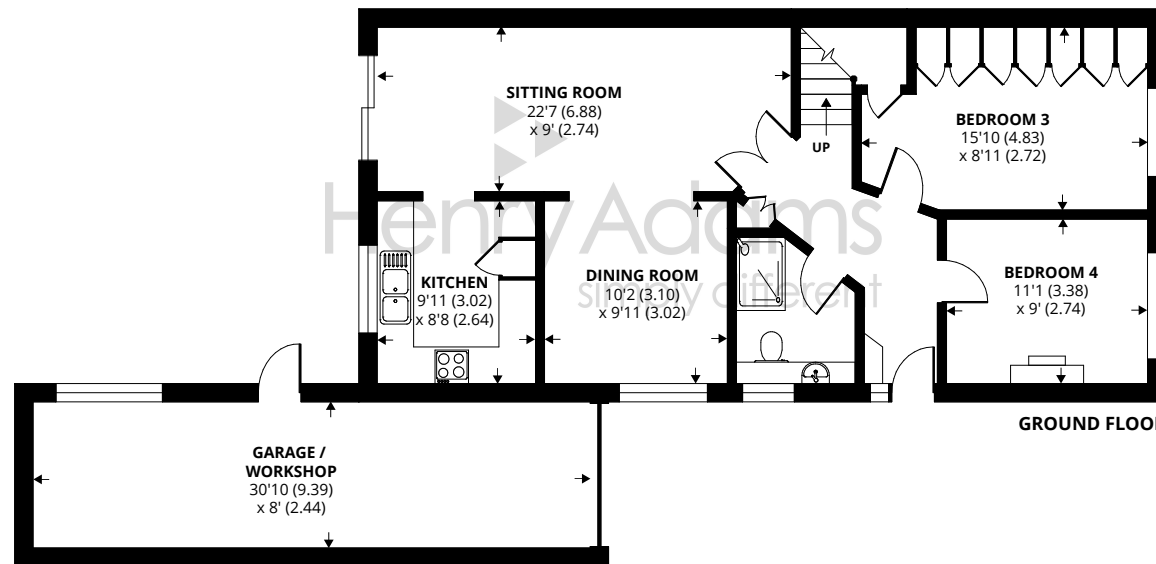
Upstairs there are two more double bedrooms and a family bathroom.

Outside the rear garden is secluded and enclosed with an attractive pergola. Another real feature is the long tandem garage, perfect for vehicles/storage. There is driveway parking to the front of the property.





FIRST FLOOR



GROUND FLOOR

## Birch Tree Drive, Emsworth, PO10

Approximate Area = 1235 sq ft / 114.7 sq m

Outbuilding = 244 sq ft / 22.6 sq m

Total = 1479 sq ft / 137.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023. Produced for Henry Adams. REF: 1035871

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Situation

Birch Tree Drive is a popular residential road just to the North of the Harbour side village of Emsworth. The village offers a range of facilities for day to day needs and is excellently connected, with a railway station and both the A3M and A27 close by. Nearby Havant has a railway station on the main Portsmouth to London Waterloo line, with the fastest trains reaching the capital in just 77 minutes.

18th September 2023

