



# 9 Laurence Green, Emsworth, Emsworth PO10 7SH



Borland & Borland are pleased to present this deceptively spacious three bedroom house located in a popular residential location.

The property is close to Emsworth with all its local shops and amenities and walking distance from the small village of Westbourne, it is well placed for the local schools, road and rail networks.

The property comprises of Entrance, Sitting Room with Dining Area, Sun Room, Kitchen, Utility, W.C, To the First Floor there are three bedrooms and a family bathroom. The property also benefits from having a single garage in a nearby block garage.

- THREE BEDROOMS
- END OF TERRACE
- SPACIOUS ACCOMMODATION
- UTILITY ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS
- WEST FACING REAR GARDEN
- OVERLOOKING GREEN
- NO FORWARD CHAIN

Asking Price  
£365,000  
Freehold







**Entrance:**

Ceramic tiled entrance.

**Sitting and Dining Room:**

Spacious open sitting and dining room with log burner and doors leading to the sun room and open to the kitchen.

**Kitchen:**

Fitted kitchen with numerous base and wall units. Appliances include electric hob, integrated electric oven, cooker hood, slimline dishwasher, integrated under counter fridge and integrated under counter freezer.

**Utility Room:**

Utility area with plumbing for washing machine and space for additional fridge freezer.

**Cloakroom:**

Downstairs cloakroom with wash hand basin and low level wc.

**Sun Room:**

Single glazed sunroom/ conservatory.

**Bedroom One:**

Front aspect double bedroom with built in wardrobes.

**Bedroom Two:**

Rear aspect double bedroom.

**Bedroom Three:**

Front aspect small double with built in cupboard.

**Bathroom:**

Modern white bathroom suite with wash hand basin, low level wc, bath with shower over.

**Exterior:**

Enclosed rear garden with side gate access.

**Garage:**

Single garage in nearby block.









## ACCOMMODATION

Laurence Green, situated just off of Birch Tree Drive is located on the northern edge of Emsworth and conveniently placed for walks in Hollybank Woods and the South Downs National Park. The harbour side town of Emsworth is located on the upper reaches of Chichester Harbour, An Area of Outstanding Natural Beauty and has a range of local shops and amenities. Nearby Havant provides a direct mainline rail link to London (Waterloo) and easy access is afforded to the A3 & M27.

\*\*\*\*\*









### **Directions**

SAT NAV: PO10 7SH

‘IMPORTANT NOTICE Borland & Borland gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information with the particulars by inspection or otherwise. 3. Borland & Borland does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Borland & Borland does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Borland & Borland will try to have the information checked for you.

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

[property@borlandandborland.co.uk](mailto:property@borlandandborland.co.uk)

[www.borlandandborland.co.uk](http://www.borlandandborland.co.uk)

rightmove 

naea | **propertymark**  
PROTECTED