



# 18 Oak Tree Drive, Emsworth, Emsworth PO10 7UJ



Borland & Borland are pleased to present for sale this three-bedroom semi-detached home situated on the northern fringe of Emsworth close to Hollybank woods. Offered with no forward chain.

The accommodation comprises: Entrance Hall, Double aspect Sitting/Dining Room, Kitchen. On the First floor are two double Bedrooms, a further single Bedroom and family Bathroom. Outside is an enclosed rear garden mainly laid to lawn, to the front off road parking leads to a single garage with metal up and over door. This home benefits from gas central heating and double-glazed windows.

- SEMI DETACHED HOME
- THREE BEDROOMS
- SITTING/DINING ROOM WITH DOUBLE ASPECT
- OFF ROAD PARKING
- GARAGE
- ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION CLOSE TO HOLLYBANK WOODS
- NO FORWARD CHAIN

Asking Price  
£395,000  
Freehold





## ACCOMMODATION:

### Ground Floor

- Entrance Hall
- Sitting/Dining Room with double aspect
- Kitchen with door to rear garden



### First Floor

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom

### Exterior

- Off road parking
- Single garage with up and over door
- Enclosed rear garden





## LOCATION

Easy access to local amenities with both Westbourne and Emsworth villages being close to hand with a mainline railway station at Emsworth.



Access to major road and rail links. Easy access to the Stansted Estate and Rowland's Castle is reached through nearby Hollybank Woods and its newly constructed cycle path.

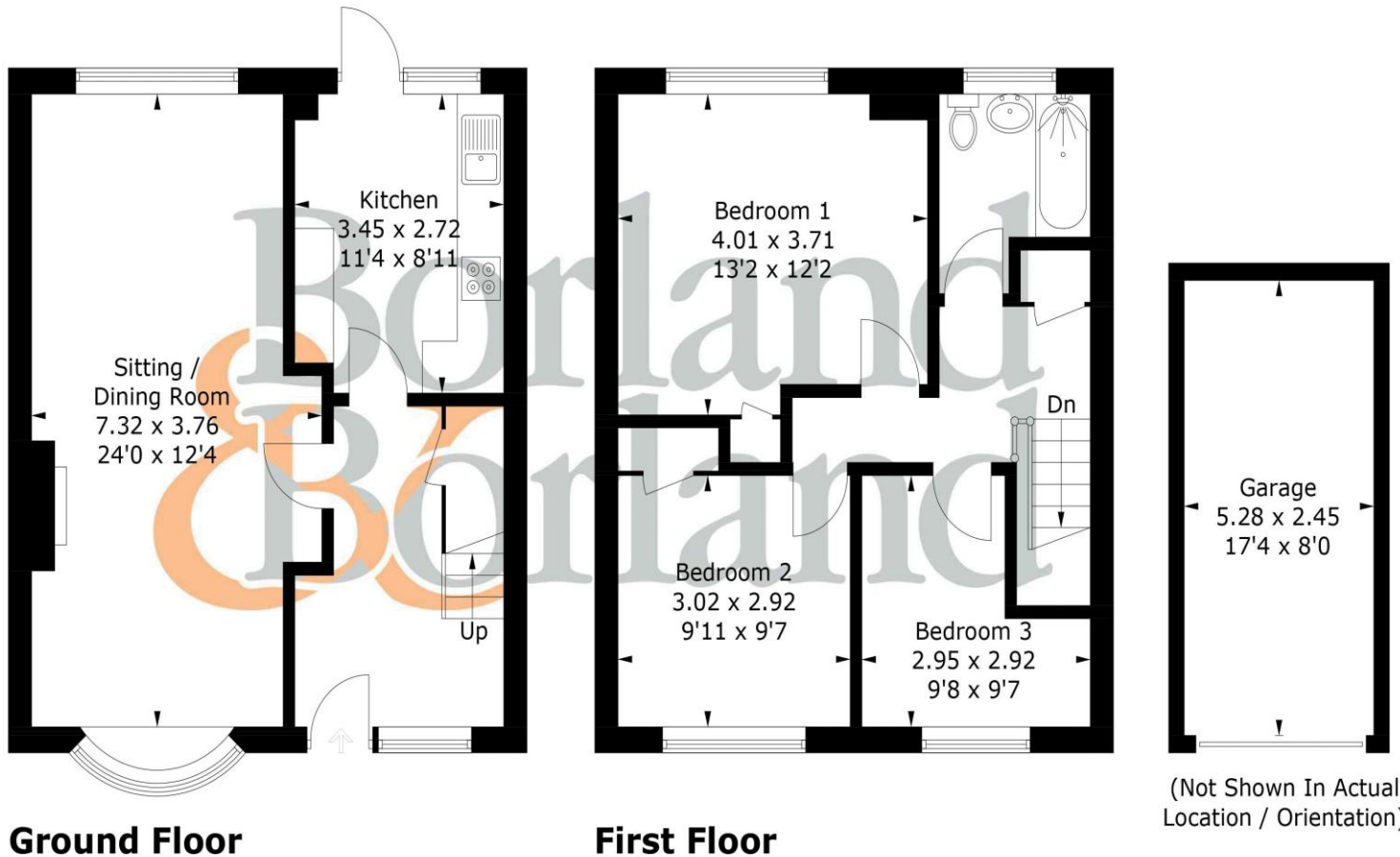
Emsworth is a bustling harbour side town located on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty renowned for its safe harbour and recreational sailing.





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Approximate Gross Internal Area = 89.3 sq m / 961 sq ft  
Garage = 12.9 sq m / 139 sq ft  
Total = 102.2 sq m / 1100 sq ft



**Directions**  
SAT NAV: PO10 7UJ

PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

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. (ID955474)

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9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

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