



95 Birch Tree Drive, Emsworth,  
Hampshire PO10 7RX



NO FORWARD CHAIN.....Borland & Borland are pleased to offer for sale this Semi-Detached Bungalow on an established residential development.

The property has two double bedrooms, Sitting/Dining Room, Kitchen and Shower Room. Outside it has the advantage of a Driveway and Garage with low maintenance front & rear Gardens. The Bungalow would benefit from some modest updating. Viewing strongly recommended.

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- SITTING/DINING ROOM
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- OFF ROAD PARKING & GARAGE
- CLOSE TO HOLLYBANK WOODS
- NO FORWARD CHAIN

Asking Price  
£350,000  
Freehold





## Accommodation

- Entrance Hall
- Bedroom One
- Bedroom Two
- Sitting/Dining Room
- Kitchen
- Shower Room.



## External

- Driveway with car port
- Lawned front garden
- Garage
- Private enclosed rear garden

EPC rating: D





# Location

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.

Birch Tree Drive is situated within walking distance on the West Sussex village of Westbourne which offers a range of shops, Co-Op with Post Office, doctors surgery and a range of other amenities.

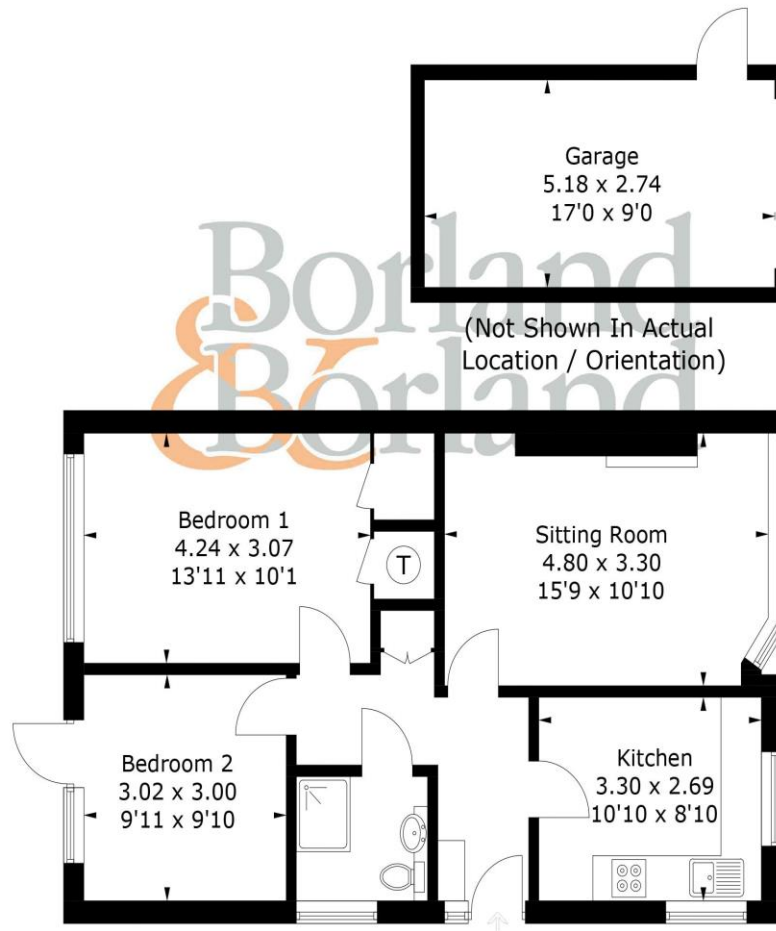
To the south, the harbour side town of Emsworth is located on the upper reaches of Chichester Harbour, An Area of Outstanding Natural Beauty and has a range of local shops and amenities. Nearby Havant provides a direct mainline rail link to London (Waterloo) and easy access is afforded to the A3 & M27.





# 95, Birch Tree Drive, PO10 7RX

Approximate Gross Internal Area = 62.6 sq m / 674 sq ft  
Garage = 14.3 sq m / 154 sq ft  
Total = 76.9 sq m / 828 sq ft



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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. (ID951806)

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## Directions

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