





PRICE GUIDE £300k - £325k NEXA Properties is delighted to offer this spacious three-bedroom family home in Emsworth, providing over 1,000 sq. ft. of accommodation including the detached GARAGE. Key features include a superb 21'9 x 18'6 living/dining room, three well-proportioned bedrooms, a generous principal bedroom, driveway/garage potential and a convenient position for Emsworth and its surrounding amenities.

The ground floor is centred around the impressive open-plan living and dining room, creating a fantastic space for both everyday family life and entertaining. A separate kitchen sits to the rear and measures approximately 9'4 x 9'5, while the entrance porch and hallway provide access to the first floor.

Upstairs, there are three bedrooms, with the principal bedroom measuring approximately 13'1 x 9'8. Bedrooms two and three provide further comfortable accommodation and are served by the family bathroom. The layout offers excellent versatility for families, couples or those requiring space to work from home.

Externally, the property benefits from a detached garage measuring approximately 18'6 x 9'1, providing useful parking, storage or workshop space. Wraysbury Park Drive is well positioned for access into Emsworth, with its independent shops, cafés, restaurants, railway station and picturesque harbour. Road links towards Havant, Portsmouth and Chichester are also within easy reach.



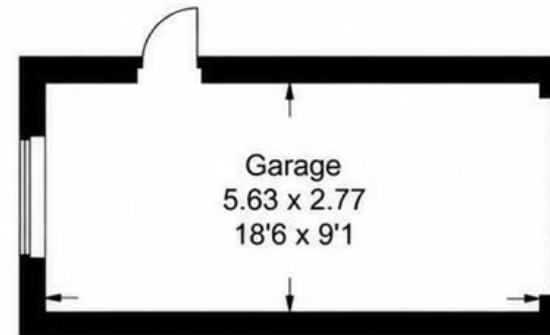
- THREE BEDROOM FAMILY HOME
- HUGE LIVING/DINING ROOM
- OVER 1,000 SQ FT
- GENEROUS PRINCIPAL BEDROOM
- FAMILY BATHROOM
- FLEXIBLE FAMILY ACCOMMODATION
- CLOSE TO LOCAL AMENITIES
- NEAR EMSWORTH STATION
- EXCELLENT ROAD LINKS
- VIEWING RECOMMENDED

Wraysbury Park Drive, Emsworth

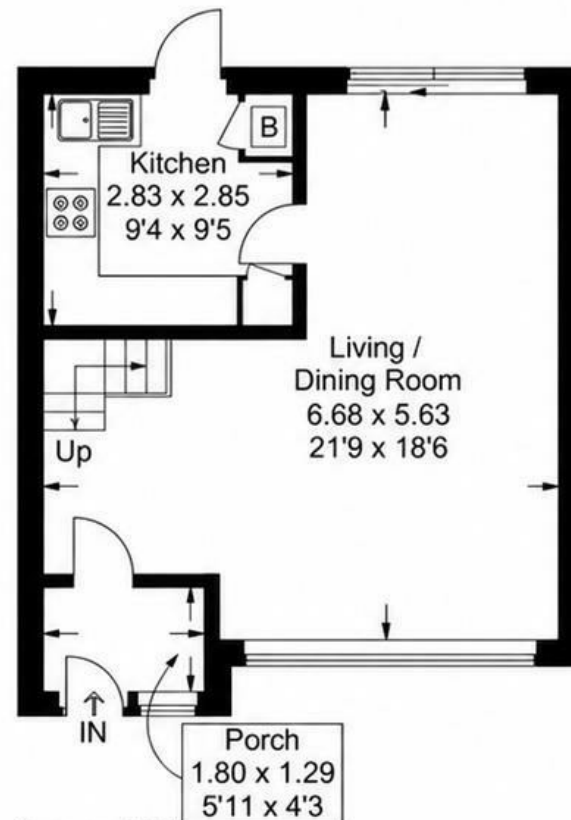
Approximate Gross Internal Area = 77.1 sq m / 830 sq ft

Outbuilding = 16.1 sq m / 173 sq ft

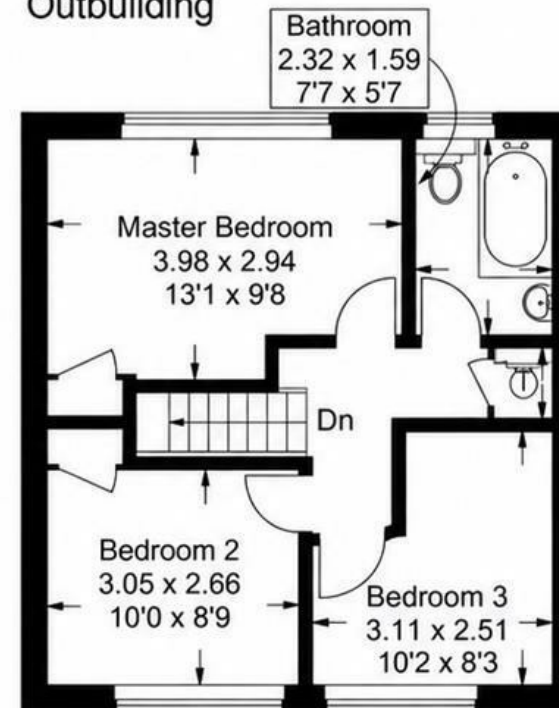
Total = 93.2 sq m / 1003 sq ft



Outbuilding



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.