





NO FORWARD CHAIN. Backing directly onto the peaceful woodland of Brook Meadow Nature Reserve, this well-presented three-bedroom home, of which two are double bedrooms. **GARAGE AND DRIVEWAY.** Ideally located within walking distance of Emsworth town centre, the railway station and local amenities, the property also benefits from its own driveway and garage, making it a convenient choice for modern family living.

- BACKS ONTO BROOK MEADOW
- NO ONWARD CHAIN
- DRIVEWAY FOR TWO CARS
 - GARAGE
 - TWO DOUBLE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- MAIN BEDROOM AIR CONDITIONING
- CLOSE TO EMSWORTH TOWN
- CONSERVATORY TO REAR GARDEN
- EPC rating: C (77)

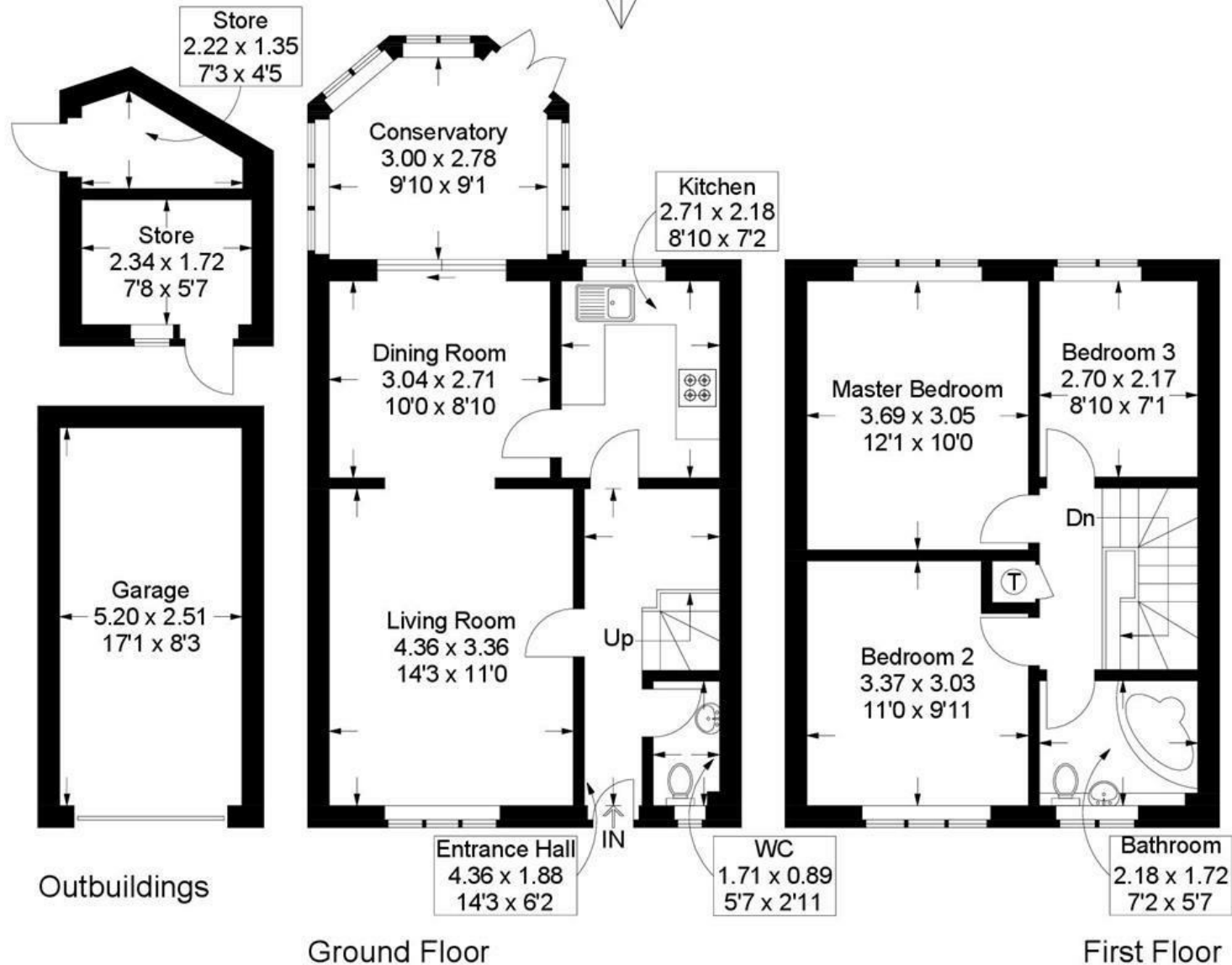


Malvern Mews, Emsworth

Approximate Gross Internal Area = 86.5 sq m / 931 sq ft

Outbuildings = 20.3 sq m / 218 sq ft

Total = 106.8 sq m / 1149 sq ft



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.