

# REDWOOD & SONS

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## 6 Songthrush Lane

Barnham, PO22 0FB

**£575,000**

VIDEO TOUR AVAILABLE A beautifully presented four-bedroom detached house with flexible accommodation in the heart of Barnham. The ground floor accommodation comprises entrance hall, living room, good-size kitchen / dining room with patio doors to rear garden, utility room, cloakroom, study / playroom. Upstairs there are four double bedrooms with an ensuite shower room to bedroom 1 plus family bathroom. The current owners have converted the rear portion of the garage into a useful study / playroom whilst retaining the front portion as bike / garden storage. The property benefits from having parking at the front for two cars, front garden and good-size rear garden with lawn, patio, vegetable garden and greenhouse. Ideally located for easy access to local shops, schools, amenities, mainline train station and transport links to the wider community.

- Detached house
- Four double bedrooms
- Living room
- Fitted kitchen / dining room
- Utility room
- Playroom
- Cloakroom
- Family bathroom
- Ensuite shower room
- Parking, front and rear gardens

### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.





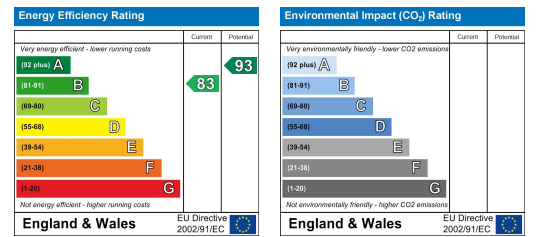
## Floor Plan



## Area Map



## Energy Efficiency Graph



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