



## 22 Spinney Walk

Barnham, PO22 0HT

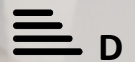
**Asking price £410,000**

An opportunity to buy a link-detached three-bedroom house in central Barnham, with sizeable home office. The downstairs accommodation includes superb modern open-plan kitchen dining room with door to rear garden, separate living room with patio doors to rear garden and cloakroom. Upstairs there are three bedrooms, two of which have built-in wardrobes, and stylish family bathroom with L-shaped shower/bath. The current owners have converted the garage (which is part of a block of garages) into a useful home office (complete with lighting and heating) accessed via an attached garden room located in the rear garden. Outside the front garden has been paved providing parking for several vehicles; the rear garden has a spacious patio and area of lawn. Ideally situated in central Barnham with its shops, schools, local amenities, mainline train station and transport links to the wider community.

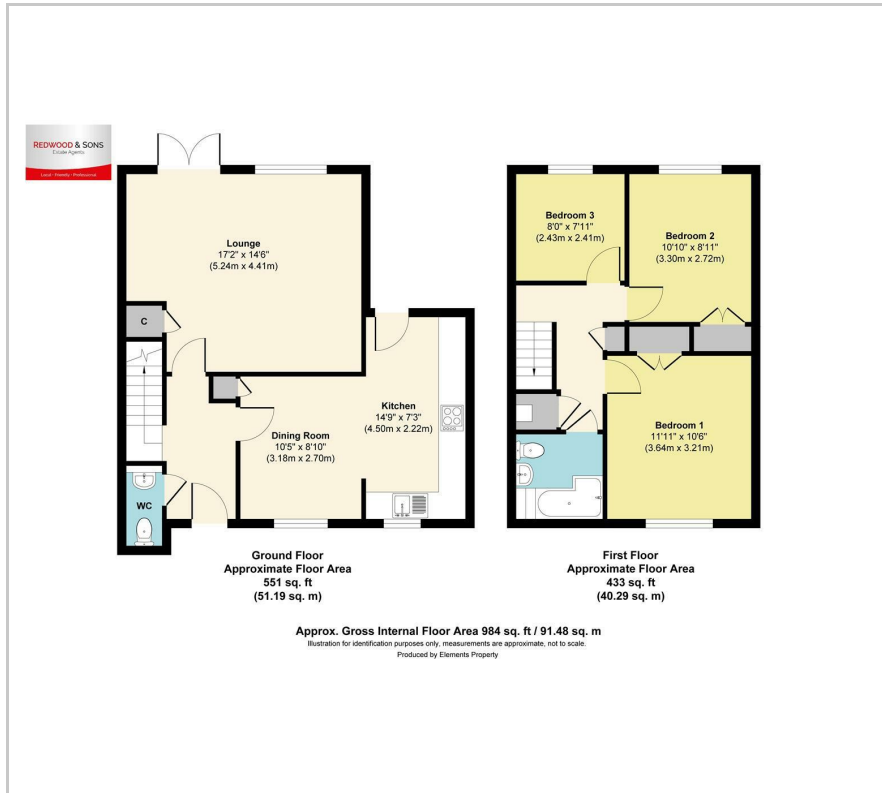
- Link-detached house
- Three bedrooms
- Modern fitted kitchen / diner
- Living room
- Downstairs cloakroom
- Family bathroom
- Parking for several vehicles
- Rear garden
- Home office with attached garden room
- Central village location

### Viewing

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



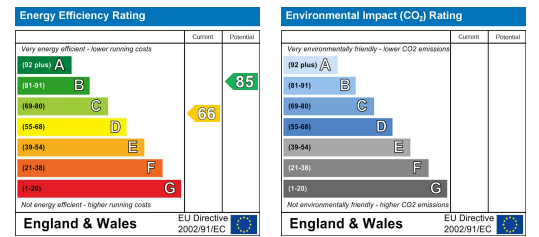
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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