

# REDWOOD & SONS

Estate Agents

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## 26 Bateson Way

Barnham, PO22 0FL

**Price £550,000**

NO ONWARD CHAIN. NEARLY-NEW FAMILY HOME. UNDER-FLOOR HEATING TO CLOAKROOM, HALLWAY, KITCHEN/DINING/FAMILY ROOM. Benefits include: storm porch, entrance hall with storage cupboard; downstairs cloakroom; spacious fitted kitchen / dining / family room with bifold doors opening onto the rear garden; separate good-sized living room overlooking the front of the property; upstairs landing with storage cupboard; four bedrooms, one with ensuite shower room; family bathroom with shower over bath. Outside to the front is a neat area of lawn, shrub border and path to main entrance. Parking is available for two cars on the driveway in front of the detached single garage, and gate access is provided to the enclosed rear garden which has a good-sized area of lawn, paved path and patio. Ideally situated a short walk from Barnham Village with its schools, shops, amenities, mainline train station and bus links to the wider community. EPC - B. Council Tax Band - E. Tenure - freehold. Annual estate charge £185.39.

- Nearly-new detached house
- 4 bedrooms
- Fitted kitchen / dining / family room
- Separate living room
- Utility room
- Family bathroom
- Ensuite shower room
- Downstairs cloakroom
- Detached garage, parking, gardens
- Close to Village amenities, schools, shops, mainline station & bus links

### Viewing

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



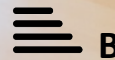
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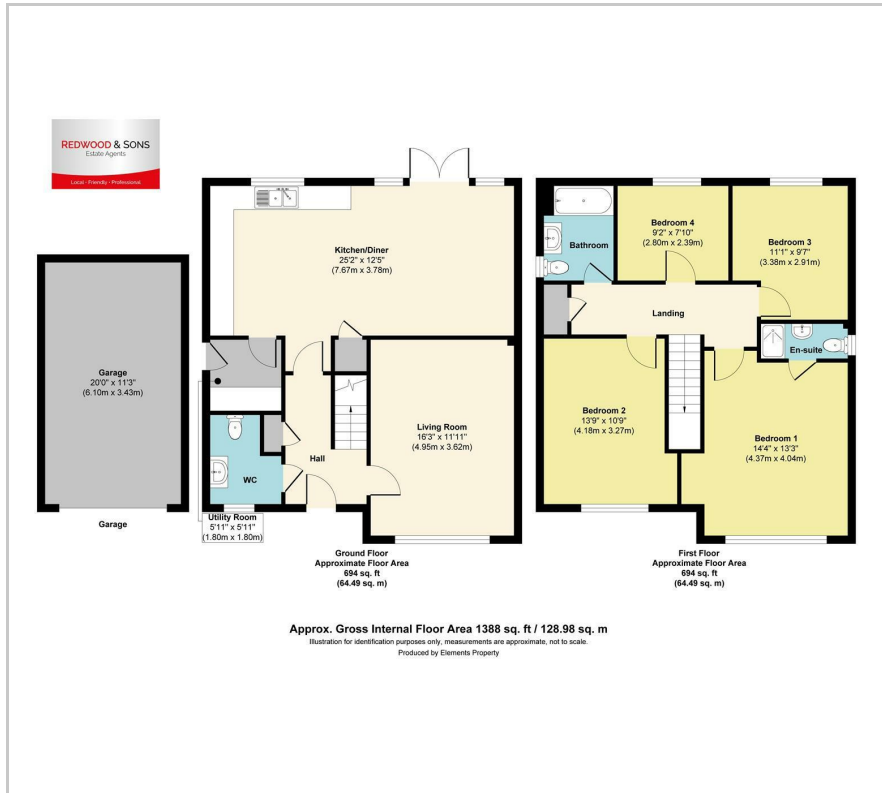
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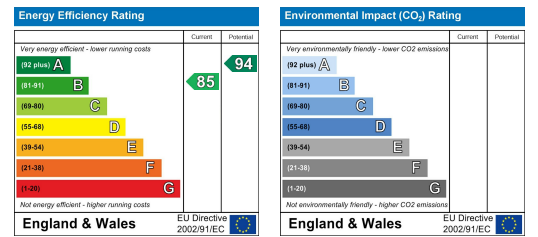
# Floor Plan



# 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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