

REDWOOD & SONS

Estate Agents

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29 Songthrush Lane

Barnham, PO22 0FB

£535,000

IMMACULATE FAMILY HOME CLOSE TO VILLAGE AMENITIES. Benefits include: storm porch; entrance hall with storage cupboard; stylish fitted kitchen / dining room with patio doors to rear garden; utility room with access door to rear garden; downstairs cloakroom; three double bedrooms, bedroom one having an ensuite with bath and shower plus dressing area with built-in wardrobes, bedrooms 2 and 3 having ensuite shower rooms and built-in wardrobes. Outside to the front is a small area of lawn and shrub border, driveway with parking for two cars, electric car charging point, single garage and path with gate access to rear garden which is fully enclosed with a good-sized area of lawn and patio area. Local amenities, shops, schools, mainline train station and bus links are all a short distance away. Estate management charge - approximately £500 per annum. EPC - B. Tenure - freehold. Council Tax Band - E.

- Detached family home
- 3 bedrooms all with ensembles plus dressing area to bedroom 1
- Fitted kitchen / dining room
- Living room
- Utility room
- Cloakroom
- Garage & driveway
- Front & rear gardens
- Close to Barnham Village amenities, schools, shops, mainline train station & bus links
- Electric car charging point

Viewing

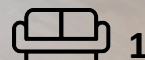
Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



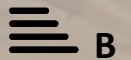
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3



1



B

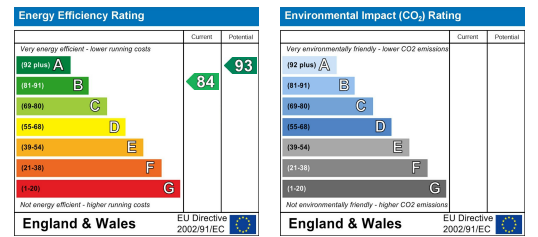
Floor Plan



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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