



## 27 Woodgate Park

Woodgate, PO20 3QP

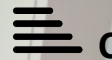
**£265,000**

FAMILY HOME IN WOODGATE WITH GARAGE. Benefits include: entrance hall with stairs to first floor; living room overlooking the front of the property; dining area opening onto modern fitted kitchen plus patio doors to utility room with plumbing for washing machine and access door to rear garden; three good-sized first floor bedrooms, two with built-in wardrobes; family bathroom with bath and separate shower. Outside to the front is a small area of lawn and pathway to steps to main entrance. On-street parking is available to the front of the property. The rear garden can be accessed via the utility room and garden gate and has a neat area of lawn, pebbled and shrub borders plus garden shed. The garage is located in a separate block. Situated in the popular Six Villages locality with its schools, shops, amenities, mainline station at Barnham and local bus routes to the wider community. Council Tax Band C. EPC – C. Tenure – freehold.

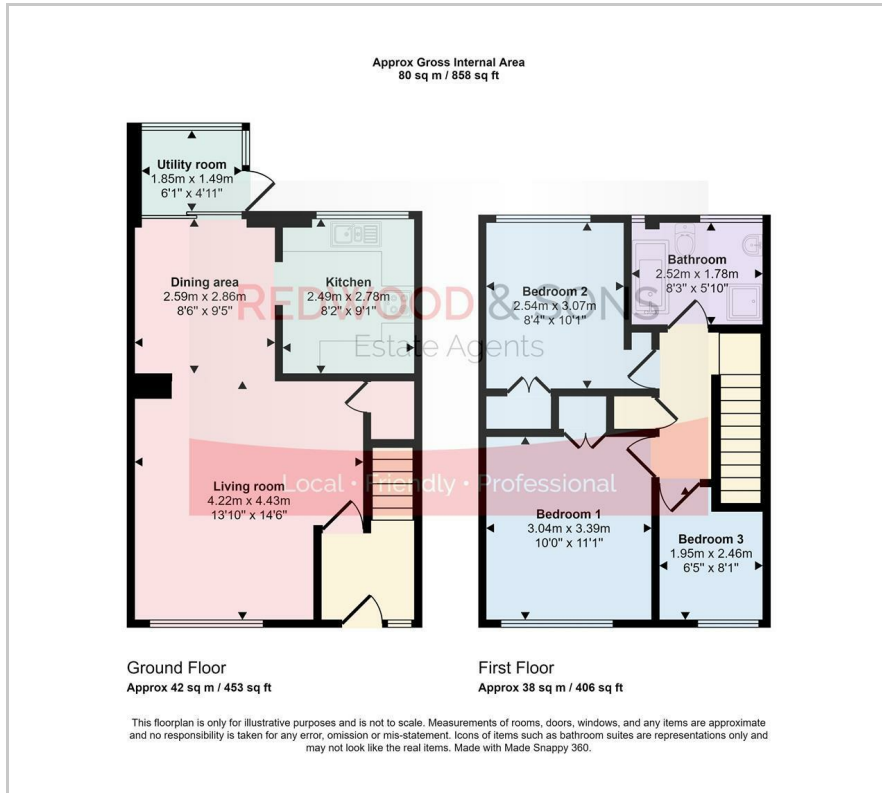
- Mid-terrace house
- Three bedrooms
- Modern fitted kitchen
- Living room
- Dining area
- Utility room
- Bathroom - bath & separate shower
- Garage in separate compound
- Front & rear gardens
- Six Villages location with shops, schools, amenities, mainline train station & bus routes

### Viewing

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



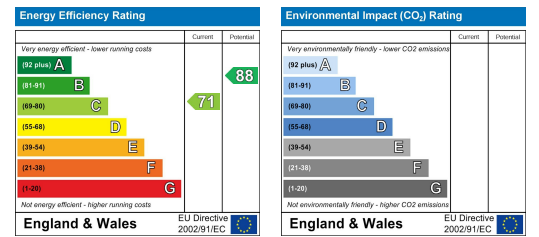
## Floor Plan



## 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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