



19 Woodside

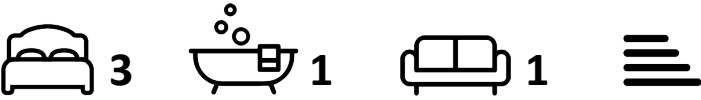
Barnham, PO22 0LB

This delightful semi-detached house offers a perfect blend of comfort and convenience, and has been thoughtfully extended to provide ample living space for families, or those seeking a little extra room. A practical entrance porch leads to a generous living / dining room, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the extended fitted kitchen, with a range of integrated appliances, which seamlessly combines dining and family areas with patio doors opening onto the enclosed rear garden. A useful utility area, adding practicality to the home, completes the ground-floor accommodation. The three good-sized bedrooms are on the first floor together with the family bathroom with shower over bath. Outside, the driveway accommodates parking for two vehicles, and a single garage offers further storage or parking options. An access gate from the driveway leads to the rear garden with patio and area of lawn. Situated in the heart of Barnham Village, this property is conveniently located near schools, shops, and essential amenities, with Barnham mainline train station and bus routes also within easy reach. Tenure - freehold. EPC - TBC. Council Tax Band C.

Offers over £320,000

19 Woodside

Barnham, PO22 0LB



- Extended semi-detached house
- Living / dining room
- Garage & driveway
- 3 bedrooms
- Utility area
- Rear garden
- Kitchen / family / dining room
- Bathroom
- Barnham Village location with schools, shops, amenities, mainline train station & bus routes

Porch

3'10" x 6'5" (1.18 x 1.96)

Bathroom

7'0" x 6'10" (2.14 x 2.10)

Living / dining room

8'9" x 21'2" (2.69 x 6.47)

Garage

7'10" x 15'6" (2.41 x 4.74)

Kitchen

9'10" x 7'2" (3.02 x 2.20)

Kitchen / dining / family room

16'7" x 9'9" (5.08 x 2.98)

Bedroom 1

8'11" x 13'1" (2.73 x 4.01)

Bedroom 2

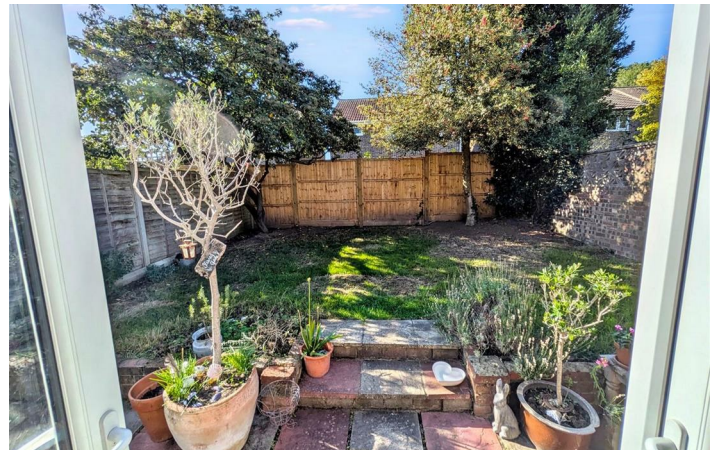
9'10" x 8'1" (3.02 x 2.47)

Bedroom 3

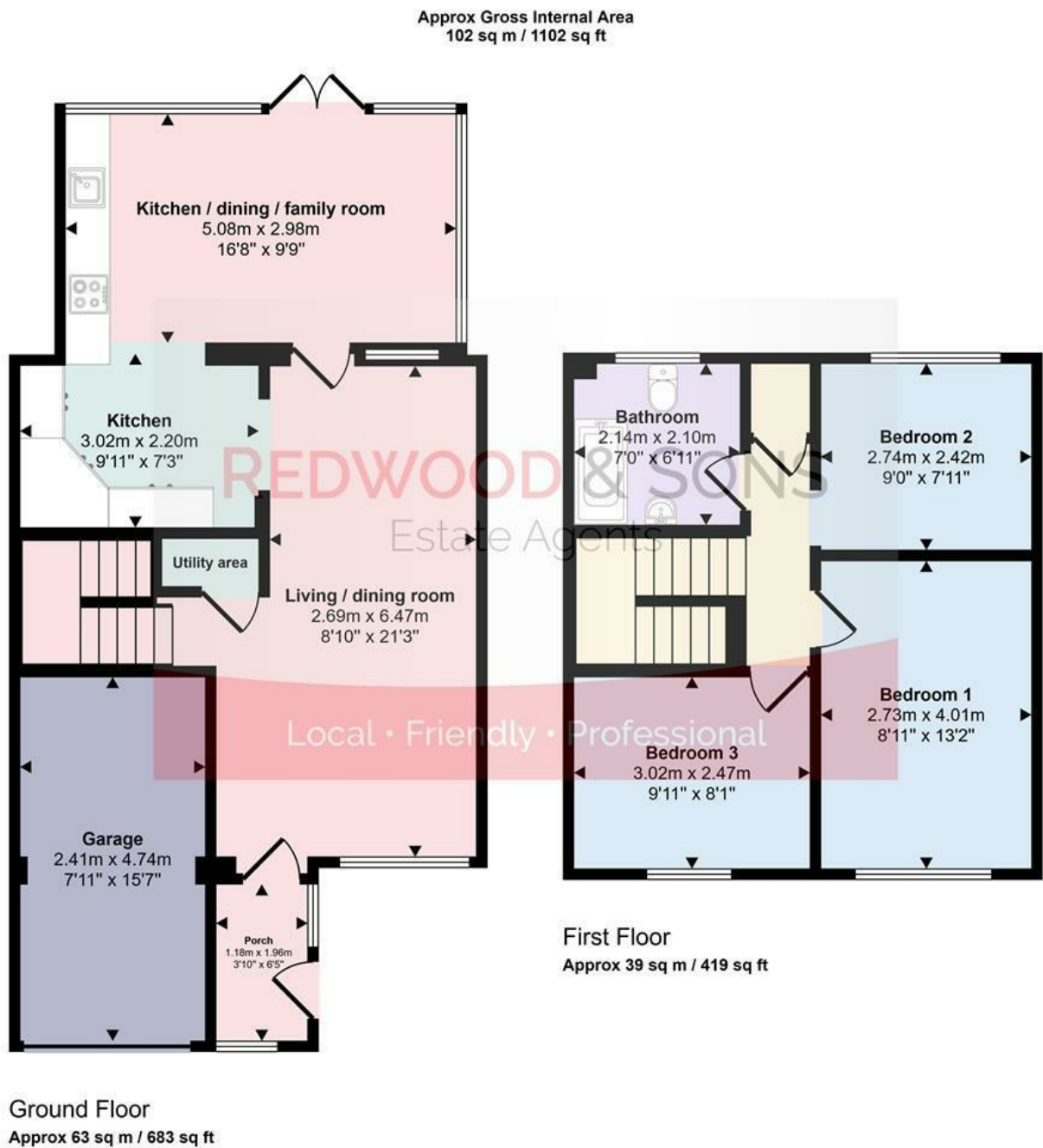
8'11" x 7'11" (2.74 x 2.42)



Directions



Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	Current	Potential	(92 plus) A	Current	Potential
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

by Diana Collins (Vendor)

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

by Maisy (Buyer)

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

by Mark Garaty (Buyer)

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

by Mrs A (Buyer)

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

by Mr B (Vendor)

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

by Jane R (Vendor)

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

by Jamie & Rachel (Buyer)