

# REDWOOD & SONS

Estate Agents

Local • Friendly • Professional



## 8 Songthrush Lane

Barnham, PO22 0FB

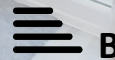
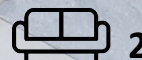
**£640,000**

NO CHAIN. IMMACULATE FAMILY HOME IN THE HEART OF BARNHAM VILLAGE. With well-designed living / sleeping space, the accommodation includes: entrance hall with door to integral double garage; good-sized living room overlooking the front of the property; cloakroom; snug / study overlooking the rear garden; utility room with plumbing and space for washing machine and tumble dryer plus access door to rear garden; stylish fitted kitchen / dining room with double oven, hob, extractor unit, dishwasher, double fridge / freezer and patio doors opening onto the rear garden. Stairs to the first floor lead to the spacious galleried landing with useful storage cupboard; main bedroom suite with fitted wardrobes and ensuite shower room; second bedroom with ensuite shower room; two further double bedrooms; family bathroom with shower over bath. To the front of the property parking is available for two cars in front of the double garage, paved path to the main entrance, neat front garden and side path with gate access to fully enclosed rear garden, landscaped to include area of lawn, sizeable patio and shrub borders. Ideally situated a short walk from Barnham Village with its shops, schools, amenities, mainline train station and bus routes. Estate management fee approximately £420 per annum - payable in June and August. EPC - B. Council Tax Band - E. Tenure - freehold.

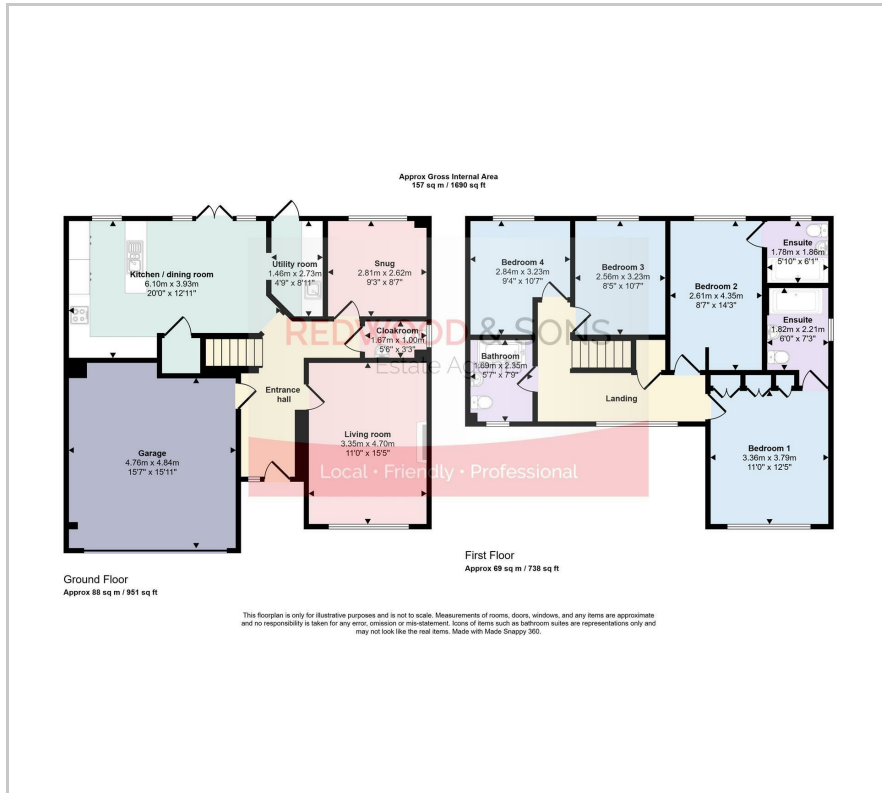
- Detached house - no chain
- 4 bedrooms - 2 with ensuite shower rooms
- Kitchen / dining room
- Living room
- Snug / study
- Utility room
- Cloakroom
- Family bathroom
- Integral double garage
- Landscaped front & rear gardens

### Viewing

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



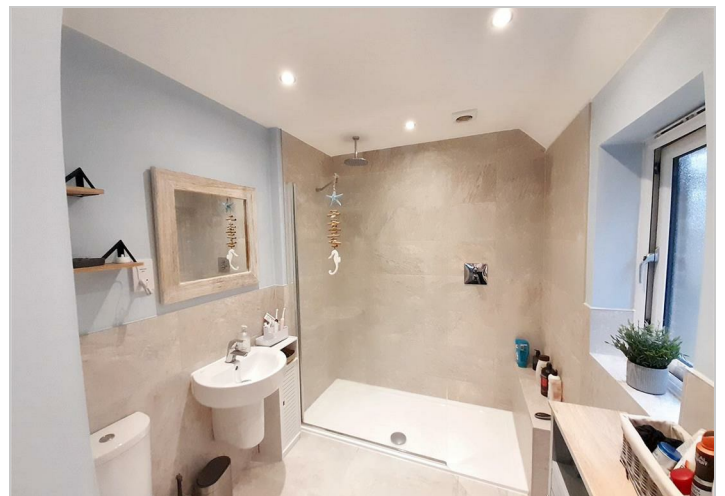
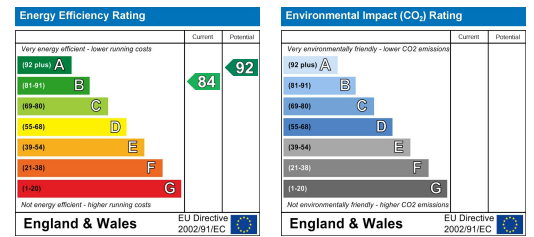
## Floor Plan



## 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.

36 Barnham Road, Barnham, West Sussex, PO22 0ES

01243 551122 office@redwoodandsons.co.uk <https://www.redwoodandsons.co.uk>