REDWOOD & SONS
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# 25 Farrow Drive

Barnham, PO22 0FN

## Price £475,000

This delightful detached family home on Farrow Drive, is ideal for families seeking comfort and style. The heart of the home is a contemporary fitted kitchen and dining area, equipped with high-quality integrated appliances including double oven, fridge, freezer, hob, extractor unit, and dishwasher. The kitchen seamlessly flows into a bright conservatory, which features patio doors that open onto the rear garden, creating an inviting space for entertaining or relaxing with family. The separate living room provides a cosy retreat, while the utility room and cloakroom add practicality to daily life. An integral garage offers additional storage or parking options, with additional parking available on the driveway. The property has front and rear gardens, with lawn, pathways, and patio area. Additional benefits include: laminate wood-effect flooring throughout (with the exception of the main bedroom, which has carpet); shutter-blinds to living room; remote controlled blinds to conservatory; built-in wardrobes to the main bedroom and bedroom 3; electric garage door; EV charging point. Conveniently located, this home is just a short distance from Barnham Village's amenities, including shops, schools, and excellent transport links with a mainline station and bus routes nearby. Estate management fees - approximately £226 per annum (payable January & July). EPC - B. Tenure - freehold. Council Tax Band - E.

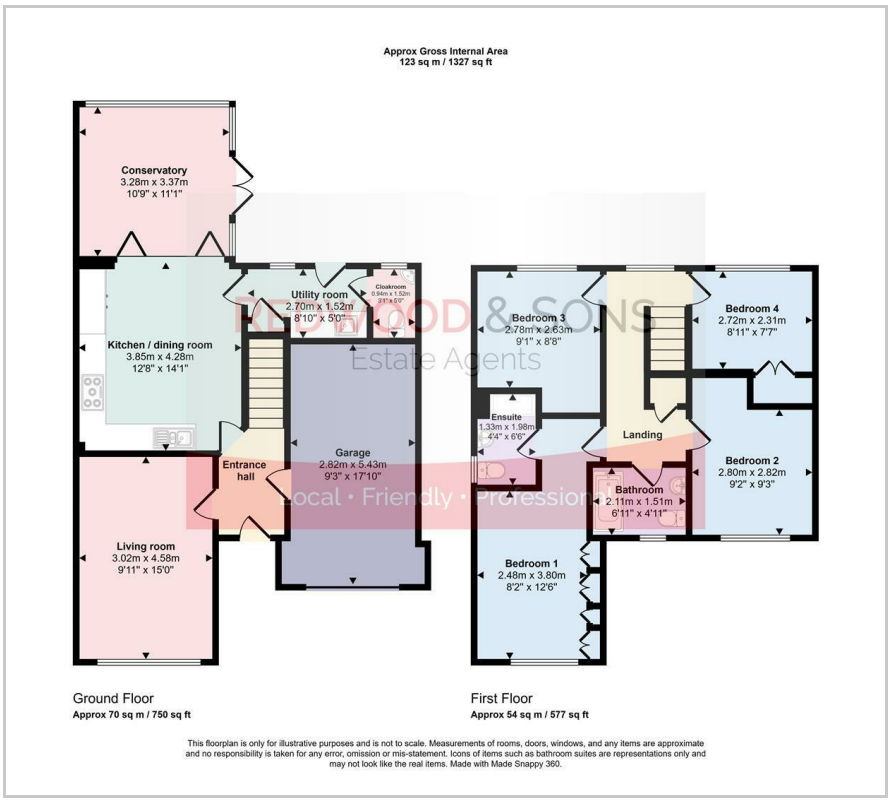
- Kitchen / dining room with bifold doors to conservatory
- Living room with shutter blinds
- Front & rear gardens, garage, driveway & EV charging point
- Conservatory with remote controlled blinds
- Utility room
- Cloakroom
- Ensuite shower room
- Family bathroom
- Close to Barnham Village schools, shops, 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.

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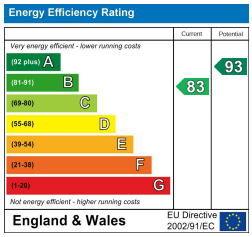
## Floor Plan

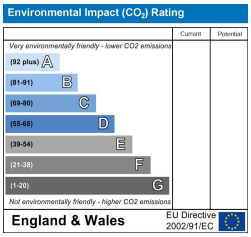



## Area Map



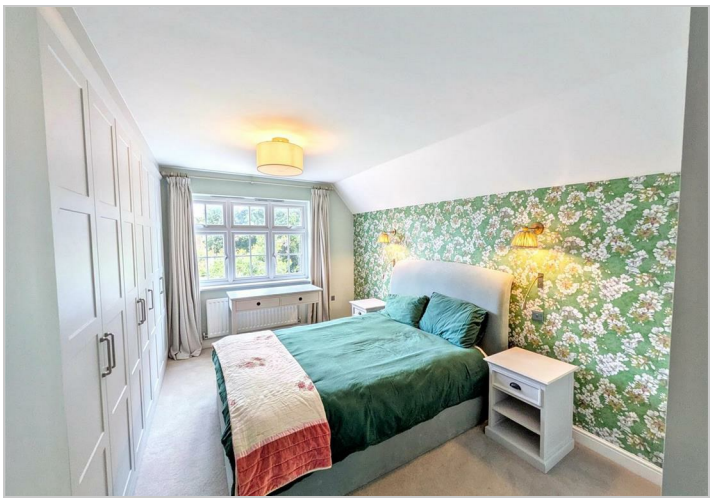

## Energy Efficiency Graph









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

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