



## 31 Songthrus Lane

Barnham, PO22 0FB

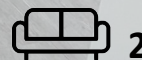
**£660,000**

Situated in central Barnham Village, this thoughtfully designed family home with ample amenities on Songthrus Lane offers a perfect blend of modern living and comfort. The spacious ground-floor accommodation includes: entrance hall with door to integral double garage; living room overlooking the front of the property; fitted kitchen / dining room with integrated appliances including double oven, hob, extractor unit, dishwasher, and full-sized double fridge and freezer with patio doors to rear garden; utility room with plumbing and space for washing machine and tumble-dryer plus access door to rear garden; study / snug ideal for work or leisure; cloakroom. The first-floor features four generously proportioned bedrooms, two of which come with ensuite shower rooms, while three bedrooms are equipped with built-in wardrobes for ample storage; family bathroom, with shower over bath. Outside to the front there is parking for two vehicles in front of the double garage, pathway to entrance, area of lawn and gate access to rear garden which has good-sized seating areas, raised beds and lawn. Estate Management Charge - £350 per annum. Tenure - freehold. EPC - B. Council Tax Band - F.

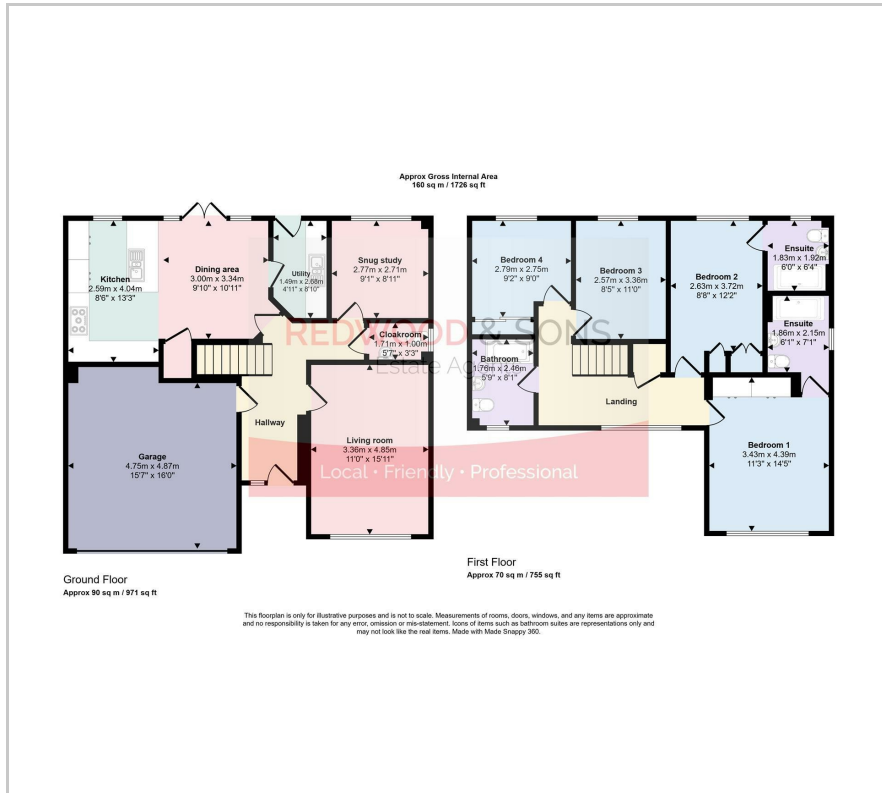
- Detached house
- 4 bedrooms
- Kitchen / dining room
- Living room
- Study / snug
- Utility
- 2 ensuite shower rooms
- Family bathroom
- Double garage
- Front & rear gardens

### Viewing

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



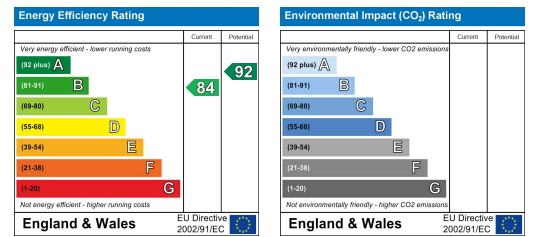
## Floor Plan



## Area Map



## Energy Efficiency Graph



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