

# REDWOOD & SONS

Estate Agents

Local • Friendly • Professional



## 17 Oriel Close

Barnham, PO22 0HN

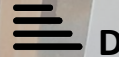
**Asking price £525,000**

IMMACULATE PROPERTY IN SOUGHT-AFTER LOCATION. SOUTH-FACING GARDEN. Situated in central Barnham Village, this detached bungalow offers spacious accommodation with ample parking and feature rear garden. Benefits include: storm porch; entrance hall with storage cupboard; modern fitted kitchen with utility space and dining area opening onto the rear garden; separate large living room with feature fireplace; two double bedrooms, one with dressing room / study; stylish family bathroom with free-standing bath and separate shower. Outside to the front there are several raised flower planters and flower-bed, plus block-paved driveway accommodating 4/5 cars. Access to the rear garden is via a gate and includes an area of lawn with path to decked seating area, borders and sunken fish pond. Tenure - freehold. Council Tax Band - E. EPC - D. £85.00 per annum private road maintenance charge. Close to Barnham Village amenities, shops, schools, mainline train station and bus routes.

- Detached bungalow
- Two bedrooms
- Dressing room / study
- Fitted kitchen
- Dining area
- Living room
- Utility area
- Family bathroom
- Rear garden, parking for 4/5 cars at the front
- Village location with shops, schools, amenities, mainline train station & bus routes

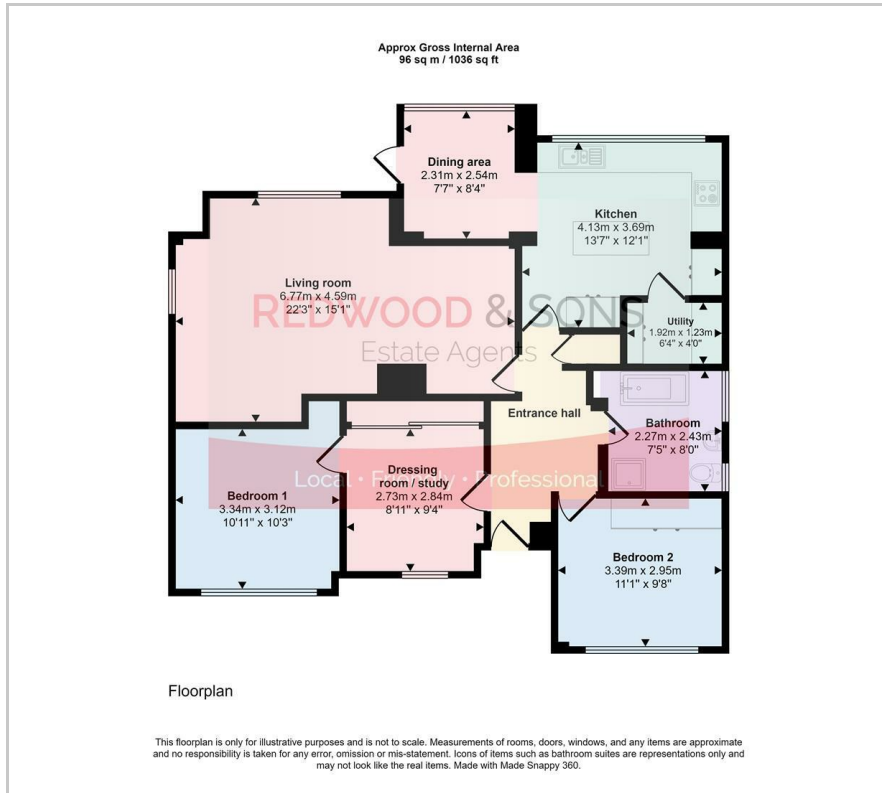
### Viewing

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





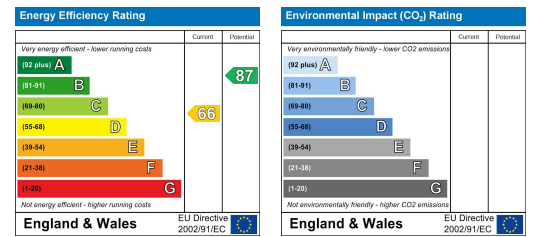
## Floor Plan



## 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.

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

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