



12 The Cedars

Barnham, PO22 0EZ

£365,000

GARAGE & PARKING. This end-terrace house is an excellent opportunity for families or individuals seeking a comfortable home in a convenient location. Benefits include: entrance hall; cloakroom; spacious living room with useful storage cupboard and bay window overlooking the front of the property; good-sized fitted kitchen / dining room with integrated double-oven, gas hob, extractor unit, fridge, freezer and dishwasher, with plumbing and space for washing machine, plus patio doors to rear garden. Upstairs are three bedrooms, one with built-in wardrobes and ensuite shower-room, plus the family bathroom with shower over bath. The property has a neat front garden with pebbled and shrub borders and area of lawn, while the enclosed rear garden features two patios and lawn with path to access door to detached garage, with space for tumble-dryer, and gate access to the driveway which can accommodate two vehicles. The location is particularly appealing, as it is within walking distance to Barnham Village, with a variety of shops, schools, essential amenities, mainline train station and bus routes. Estate management fees £490.44 per annum (payable in 6-monthly instalments). EPC - C. Tenure - freehold. Council Tax Band - D.

- End of terrace house
- 3 bedrooms
- Kitchen / dining room
- Living room
- Family bathroom
- Ensuite shower room
- Cloakroom
- Garage & driveway
- Front & rear gardens
- Close to Barnham Village 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.



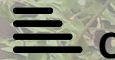
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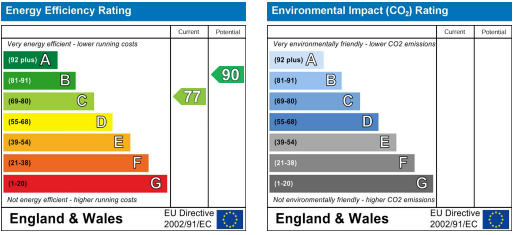
Floor Plan



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

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