

REDWOOD & SONS

Estate Agents

Local • Friendly • Professional



30 Halliford Drive

Barnham, PO22 0AB

£485,000

This delightful detached chalet-style house offers a perfect blend of comfort and practicality in a desirable location. Accommodation includes: generous entrance hall with storage cupboard; stylish fitted kitchen equipped with integrated oven, hob, extractor unit, and dishwasher, along with space and plumbing for a washing machine plus doors leading to a bright conservatory, enhanced by bifold doors that open to the rear garden, creating a wonderful space for relaxation and entertaining. The L-shaped living room has patio doors leading to the garden, while the separate dining room, complete with a built-in display cabinet, offers an elegant setting for family meals. Additionally, the versatile study with storage cupboard can serve as a fourth bedroom. The cloakroom completes the ground-floor accommodation. The first floor boasts three bedrooms, one with eaves storage; useful wardrobe room with Velux window and additional height-restricted eaves storage area with Velux window; family bathroom with P-shaped shower-bath. Outside, the property is set on a gravelled driveway with parking for three cars, alongside a single garage, area of lawn and path leading to the rear garden featuring a good-sized lawn, decked area and greenhouse. Barnham Village locality with shops, schools, amenities, mainline train station and bus routes. Private road charge - £70.00 per annum. EPC - D. Council Tax Band - E. Tenure - freehold.

- Detached chalet-style property
- 3 first-floor bedrooms
- Kitchen
- Dining room
- Living room
- Conservatory
- Study / bedroom 4
- Bathroom
- Cloakroom
- Garage, driveway, 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.



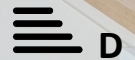
4



1

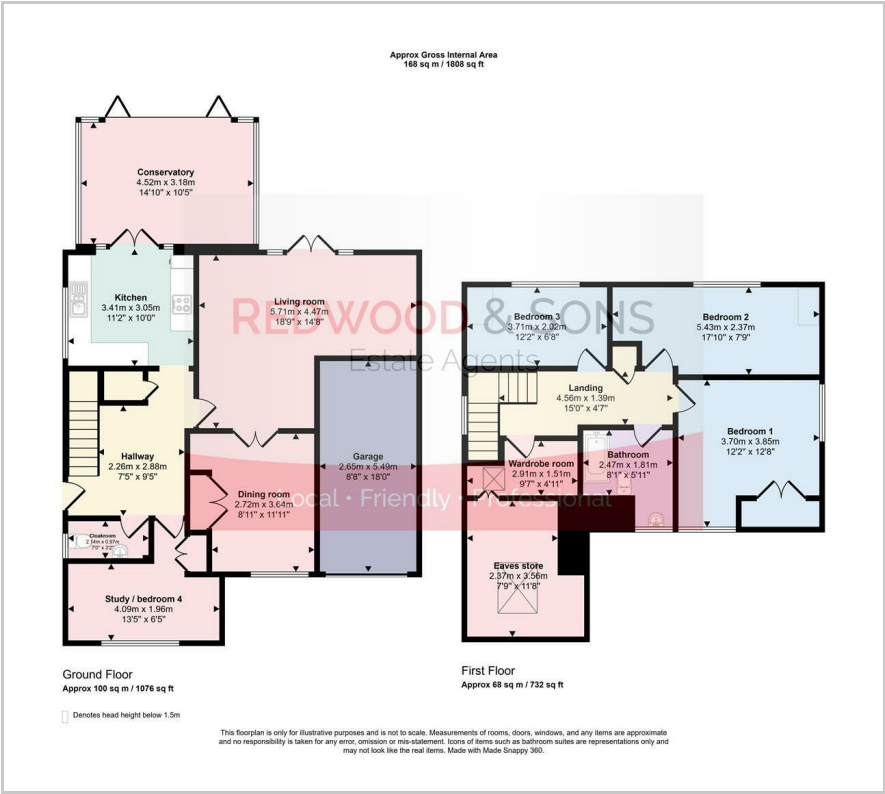


3



D

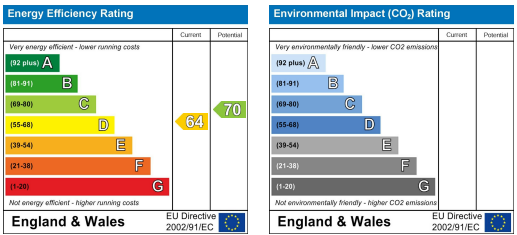
Floor Plan



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>