

# REDWOOD & SONS

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## 30 Halliford Drive

Barnham, PO22 0AB

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.

**£485,000**

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# 30 Halliford Drive

Barnham, PO22 0AB



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

### Hallway

7'4" x 9'5" (2.26 x 2.88)

### Kitchen

11'2" x 10'0" (3.41 x 3.05)

### Conservatory

14'9" x 10'5" (4.52 x 3.18)

### Living room

18'8" x 14'7" (5.71 x 4.47)

### Dining room

8'11" x 11'11" (2.72 x 3.64)

### Study / bedroom 4

13'5" x 6'5" (4.09 x 1.96)

### Cloakroom

7'0" x 3'2" (2.14 x 0.97)

### Bedroom 1

12'1" x 12'7" (3.70 x 3.85)

### Bedroom 2

17'9" x 7'9" (5.43 x 2.37)

### Bedroom 3

12'2" x 6'7" (3.71 x 2.02)

### Wardrobe room

9'6" x 4'11" (2.91 x 1.51)

### Bathroom

8'1" x 5'11" (2.47 x 1.81)

### Eaves store

7'9" x 11'8" (2.37 x 3.56)



### Directions

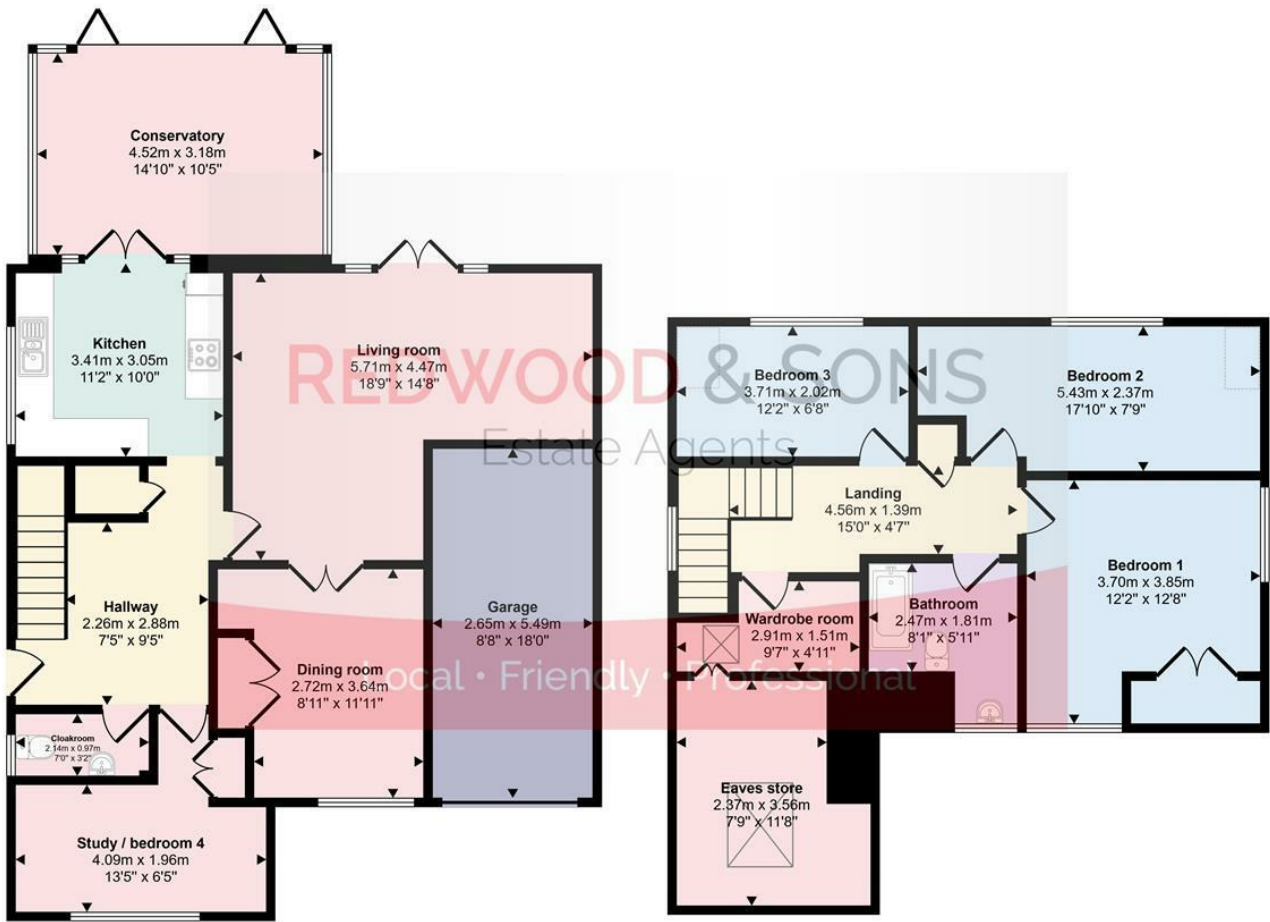






Floor Plan

Approx Gross Internal Area  
168 sq m / 1808 sq ft



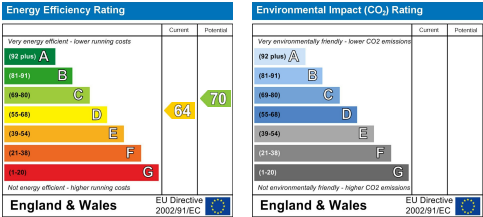
Ground Floor  
Approx 100 sq m / 1076 sq ft

First Floor  
Approx 68 sq m / 732 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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## Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

*by Diana Collins (Vendor)*

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

*by Maisy (Buyer)*

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

*by Mark Garaty (Buyer)*

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

*by Mrs A (Buyer)*

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

*by Mr B (Vendor)*

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

*by Jane R (Vendor)*

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

*by Jamie & Rachel (Buyer)*