



## 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.



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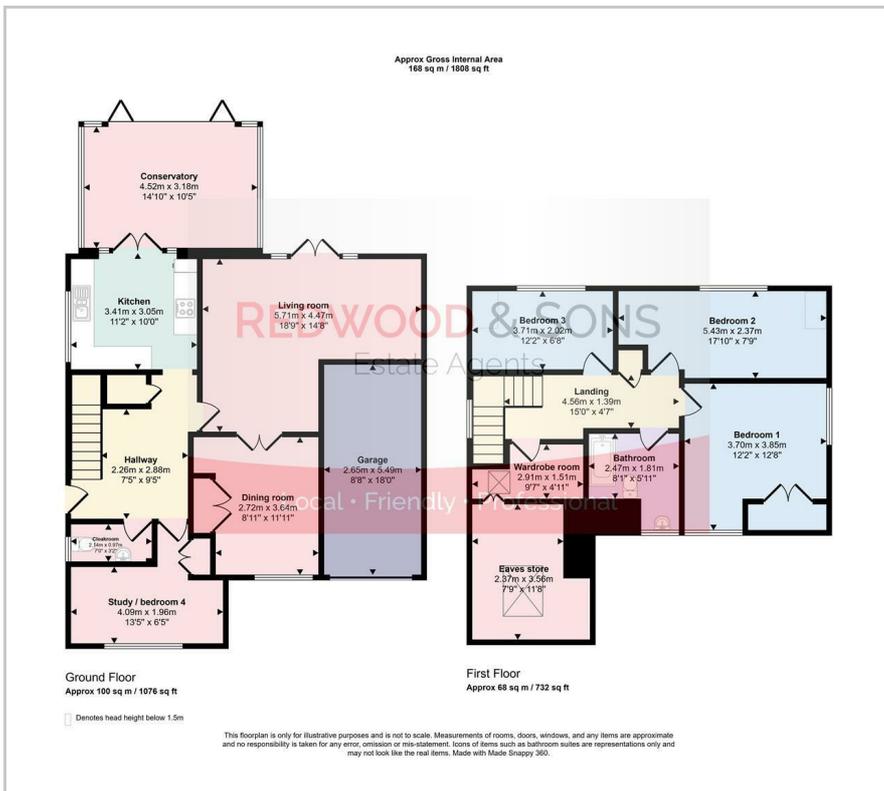


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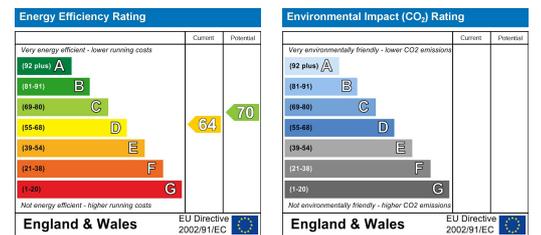
## Floor Plan



## Area Map



## Energy Efficiency Graph



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36 Barnham Road, Barnham, West Sussex, PO22 0ES  
01243 551122 office@redwoodandsons.co.uk <https://www.redwoodandsons.co.uk>