



41 Oak Tree Lane

Woodgate, PO20 3GU

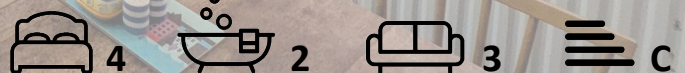
£400,000

CHAIN-FREE. Built in the 1990's, this spacious home spans an impressive 1,492 sq ft and features well-proportioned accommodation making it ideal for families seeking room to grow. Accommodation includes: spacious hallway with storage cupboard; good-sized kitchen / breakfast room, well-equipped with integrated double oven, gas hob, extractor unit and space for dishwasher, perfect for casual family meals; living room, with patio doors, seamlessly connecting to the rear garden, allowing for a delightful indoor-outdoor flow, and internal double doors leading to the separate dining room, perfect for hosting special occasions; thoughtful garage conversion providing third reception room, which can serve as a study or home office, complete with sliding doors that lead to the driveway, adding to the home's functionality; utility room with side access door to rear garden; cloakroom. The four good-sized bedrooms, one of which has an ensuite shower, are located on the first floor along with the family bathroom. All bedrooms feature built-in wardrobes, providing ample storage for the whole family. Parking space for two vehicles on the driveway, plus gate access to carport for additional vehicle, add to the convenience of this lovely home, which is ideally located close to schools, making it a perfect choice for families. The front garden has a neat area of lawn and the large enclosed rear garden has two seating areas, lawn and established trees. Shops, amenities, Barnham mainline train station and bus routes are a short drive away. EPC - C. Council Tax Band - E. Tenure - freehold.

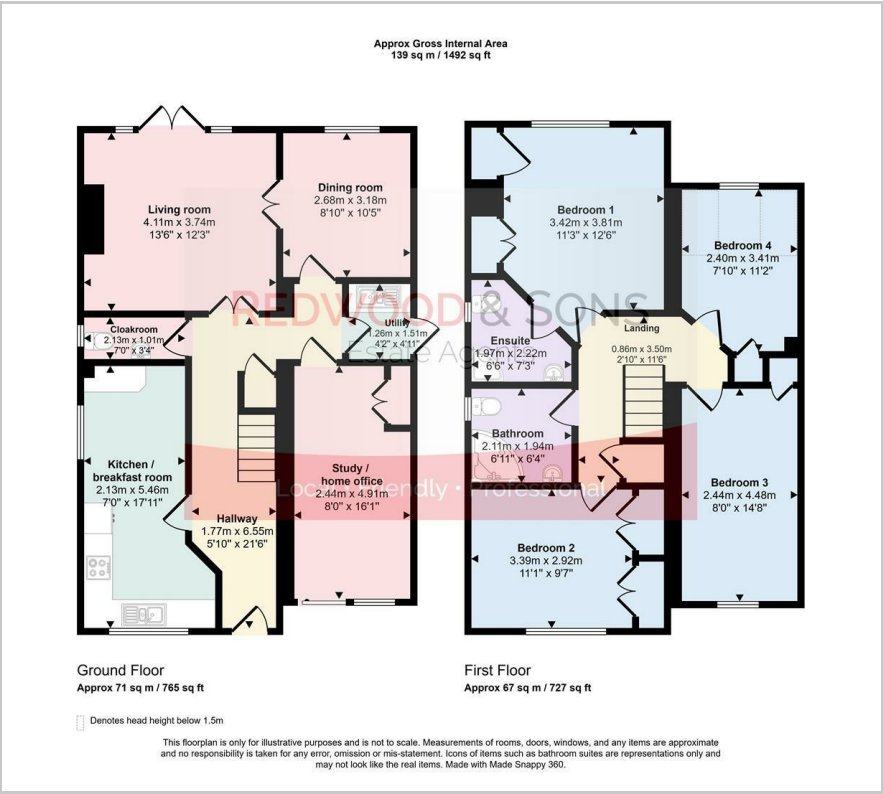
- No chain
- Detached 4-bedroom house
- Kitchen / breakfast room
- Dining room
- Living room
- Study / home office
- Family bathroom & ensuite shower room
- Cloakroom
- Utility
- Driveway, front & rear gardens

Viewing

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



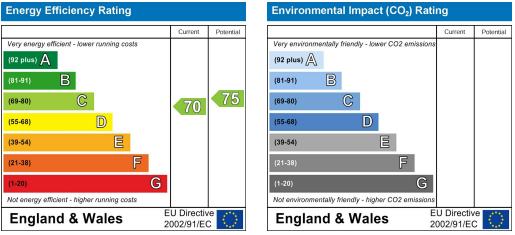
Floor Plan



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>