



## 8 Spinney Walk

Barnham, PO22 0HR

**Price £365,000**

VACANT POSSESSION - NO CHAIN. Offering flexible accommodation, this property features a stylish fitted kitchen / breakfast room overlooking the front and side of the property with granite worktops, integrated double oven, hob, extractor unit, dishwasher, fridge and freezer; good-sized living room to the front with door to snug / study which opens onto an enclosed front courtyard; utility room with plumbing / space for washing machine, tumble-dryer, fridge or freezer and front access door. The three bedrooms are at the back of the property, one having the benefit of built-in wardrobes and one having patio doors opening onto the rear garden. The modern family bathroom with P-shaped shower/bath and additional cloakroom complete the accommodation. One of the standout features of this property is the generous parking space, accommodating up to four vehicles. The brick-paved driveway, with EV charging point, comfortably fits three cars, while a separate garage provides additional storage or parking options. The front and rear gardens are a delightful addition, offering a tranquil outdoor space with good-sized area of lawn, mature shrub borders, trees, garden shed and access door to the garage which is located in a separate compound. Conveniently located, this bungalow is within easy reach of local amenities, including schools, shops, and Barnham mainline train station, making it an ideal choice for commuters and families alike. EPC - D. Tenure - freehold. Council Tax Band - E.

- Vacant possession - no chain
- Detached 3-bedroom bungalow
- Kitchen / breakfast room
- Living room
- Snug / study
- Utility
- Bathroom
- Cloakroom
- Garage in separate block, 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.



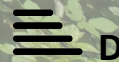
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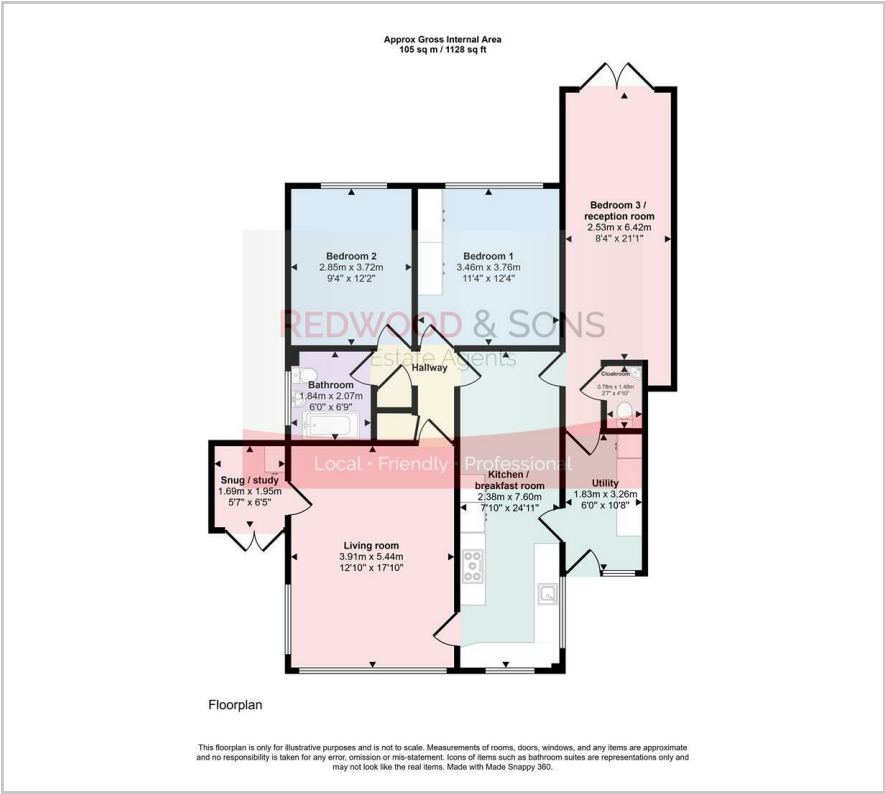


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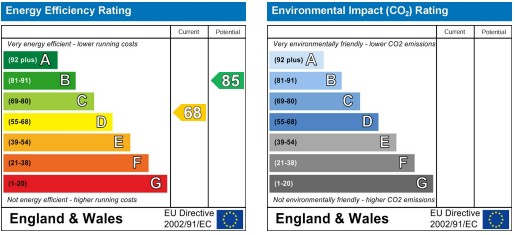
Floor Plan



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>