REDWOOD & SONS
Estate Agents

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10 Humphrey Way

Eastergate, PO20 3AU

Offers over £500,000

This immaculate detached house, in a quiet location, offers a perfect blend of modern living and comfort. The accommodation includes: entrance hall with storage cupboard; good-sized living room overlooking the front of the property with opening to stylish, spacious kitchen / dining room with integrated double-oven, hob, extractor unit, fridge, freezer, dishwasher and breakfast bar plus patio doors opening onto the rear garden; study / home office; utility / cloakroom with plumbed-in washing machine; four double bedrooms, one with ensuite shower room and three with built-in wardrobes; family bathroom with shower over bath. The larger than average rear garden is a true highlight, thoughtfully designed with patio areas, covered seating space, lawn and pebbled borders, providing an excellent setting for outdoor entertaining or relaxation. Parking for up to three cars is available on the driveway to the righthand side of the property, in front of the garage which has been fully insulated and plastered and has an access door to the rear garden. Additional access to the rear garden is via a gate from the driveway. Further benefits include: air-source heat pump; electric garage door; EV charging point; water softener; blinds to all windows; wood-effect flooring throughout the ground-floor accommodation; low-maintenance front garden. Estate management charge £429.00 per annum (payable monthly or one payment). Close to Six Villages amenities, shops, schools, Barnham mainline train station and bus routes. EPC - B. Council Tax Band - F. Tenure - freehold.

- Detached 4-bedroom house
- Kitchen / dining room
- Living room
- Study
- Utility / cloakroom
- Ensuite shower room
- Family bathroom
- Garage, driveway & EV charging point
- Landscaped front & rear gardens
- Air-source heat pump

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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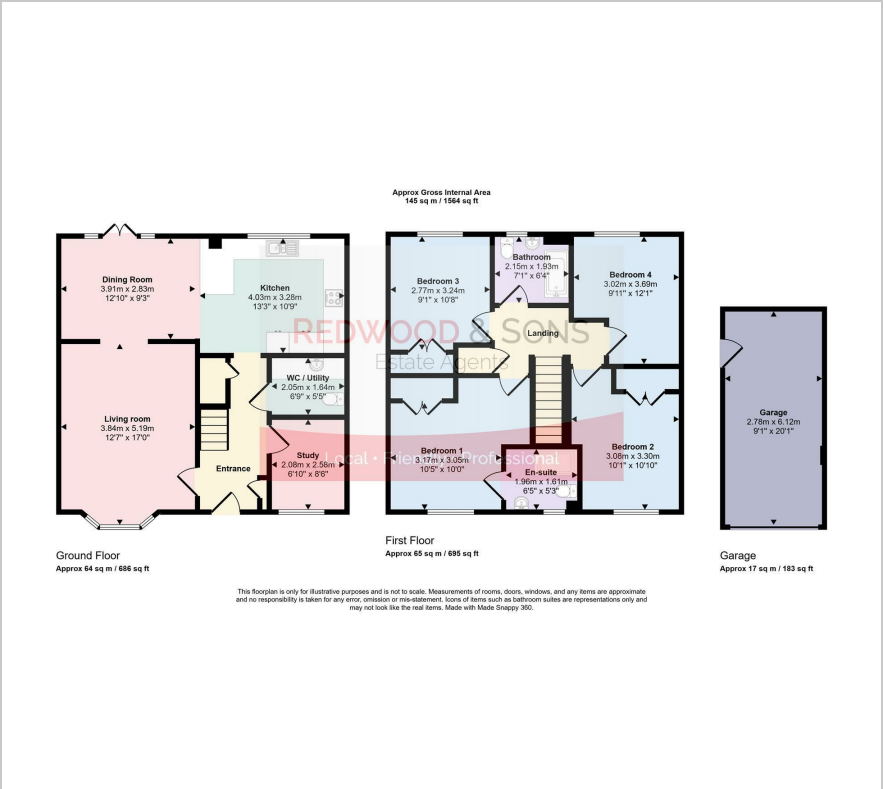
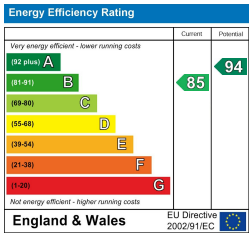
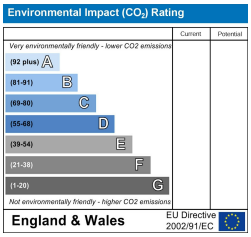
Floor Plan



Area Map

Energy Efficiency Graph





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