



2 SHENLEY BARN, JOBES, BALCOMBE

GUIDE PRICE £550,000



## 2 SHENLEY BARNs, JOBES

BALCOMBE

WONDERFUL THREE BEDROOM DETACHED BUNGALOW WITHIN MINUTES WALKING DISTANCE TO THE LOVELY VILLAGE OF BALCOMBE. WITH LARGE PATIO GARDEN, AMPLE DRIVEWAY PARKING AND MODERN FINISHES, THIS IS A WONDERFUL HOME IN A VIBRANT VILLAGE.  
COUNCIL TAX BAND: D

TENURE: FREEHOLD

- SPACIOUS DETACHED BUNGALOW OF 1083 SQUARE FEET
- LOVELY QUIET LOCATION WITHIN WALKING DISTANCE OF BALCOMBE VILLAGE
- MODERN FULLY INTEGRATED KITCHEN, LARGE DINING AREA WITH ELECTRIC FIREPLACE AND WOODEN FLOORS
- BRIGHT DOUBLE ASPECT LIVING ROOM
- SUNNY CONSERVATORY LEADING TO LARGE PATIO GARDEN
- THREE SPACIOUS BEDROOMS WITH BUILT IN WARDROBES
- MODERN BATHROOM AND SEPARATE CLOAKROOM
- LARGE PATIO GARDEN WITH FEATURE BEDS AND ACCESS TO WORKSHOP
- DRIVEWAY PARKING FOR MULTIPLE CARS, UTILITY ROOM AND STORAGE ROOM





#### KITCHEN

8' 9" x 7' 9" (2.67M x 2.36M)

MODERN KITCHEN WITH INTEGRATED APPLIANCES

#### FAMILY AND DINING ROOM

28' 6" x 12' 5" (8.69M x 3.78M)

LARGE OPEN PLAN LIVING AND DINING AREA

#### CONSERVATORY

9' 3" x 9' 4" (2.82M x 2.84M)

SUNNY, BRIGHT CONSERVATORY LEADING TO PATIO

#### MASTER BEDROOM

13' 4" x 8' 8" (4.06M x 2.64M)

MASTER BEDROOM WITH BUILT IN WARDROBES AND WINDOW OVERLOOKING PATIO

#### SECOND BEDROOM

11' 1" x 8' 10" (3.38M x 2.69M)

BRIGHT DOUBLE BEDROOM WITH BUILT IN WARDROBES.

#### THIRD BEDROOM

10' 1" x 8' 9" (3.07M x 2.67M)

THIRD BEDROOM OVERLOOKING PATIO GARDEN

#### BATHROOM

BATHROOM WITH LARGE WALK IN SHOWER

#### UTILITY AREA AND STORAGE

7' 7" x 8' 2" (2.31M x 2.49M)

SPACIOUS UTILITY ROOM FULLY PLUMBED AND LARGE STORAGE ROOM OR OFFICE/HOBBY ROOM.

#### GARDEN

SPACIOUS PATIO GARDEN WITH AMPLE SPACE FOR ENTERTAINING AND ENJOYING THE TRANQUILITY OF THE AREA. THERE IS A LARGE SHED WORKSHOP WITH POWER.

#### DRIVEWAY

3 PARKING SPACES

LARGE DRIVEWAY PARKING TO ACCOMMODATE 3 CARS.





## Shenley Barn, Balcombe

Approximate floor area 101.6 sq m/ 1083 sq ft



# CARROLL

ESTATE AGENTS



Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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## CARROLL ESTATE AGENTS

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