



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.







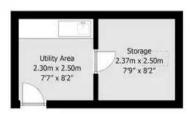


## Shenley Barn, Balcombe

Approximate floor area 101.6 sq m/ 1083 sq ft









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

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