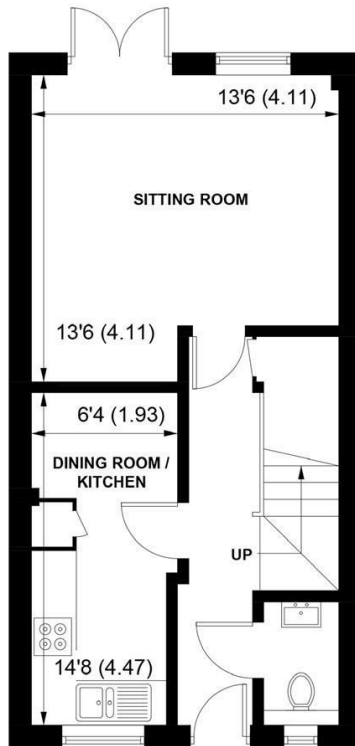
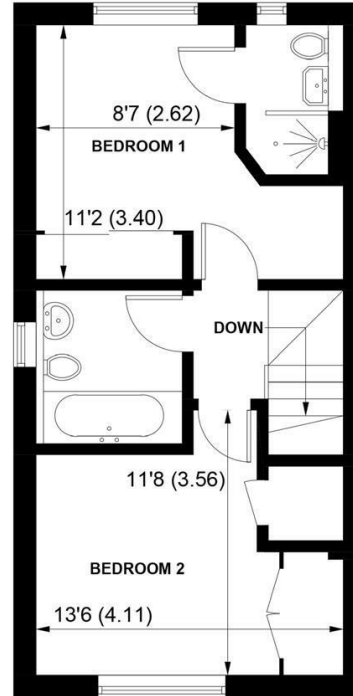




8 MURRELL GARDENS, BARNHAM, SUSSEX, PO22 0DF



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 772 SQ FT / 71.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©
Produced for Sims Williams



£290,000 Freehold

8, MURRELL GARDENS,
BARNHAM,
SUSSEX, PO22 0DF

- Bright Westerly Lounge
- Superb Refitted Kitchen
- Ground Floor Cloakroom
- 2 Double Bedrooms
- En Suite Shower Room
- Family Bathroom
- Westerly Garden
- Views Over Farmland
- Off Road Parking

EPC RATING

Current = C

Potential = A

COUNCIL TAX BAND

Band = C

This stylish semi detached house is offered for sale in superb condition throughout having been upgraded by the present owners over the last couple of years.

The bright living accommodation comprises refitted modern ground floor cloakroom with WC and washbasin. The lounge/dining room has fitted shutters and double doors which open onto the rear garden

Newly fitted with contemporary units, the kitchen incorporates integrated appliances including oven, hob and extractor together with washing machine, dishwasher and fridge freezer. There is also a fitted breakfast bar with space for breakfast stools beneath.

There are 2 double bedrooms both with fitted wardrobes. The master bedroom has a refitted shower room with large shower unit, washbasin and WC.

The family bathroom has also been refitted with a white suite and has part tiled walls.

Outside, the westerly rear garden is low maintenance and backs onto an open field. There is a paved patio area with garden shed, gravelled borders, an area of artificial lawn and raised decking with post and rail fence at the far end.

To the front, the block paved driveway provides parking for 2 cars.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From Barnham Station proceed in a westerly direction along Barnham Road for about half a mile. Take the 4th turning on the right into Downview Road. Turn left into Chantry Mead, and bear left into Murrell Garden where the property can be found on the right hand side.



Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 551368
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract

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