

# REDWOOD & SONS

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## 15 Elm Grove

Barnham, PO22 0HJ

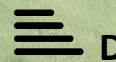
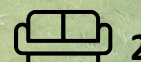
**£660,000**

NO CHAIN. DETACHED HOUSE IN ELM GROVE, BARNHAM. Situated in a sought-after area of Barnham and requiring some modernisation, this character property would make an ideal family home. Benefits include: entrance hall; dining room; living room with open fireplace and patio doors to rear garden; kitchen / breakfast room with door to rear garden and utility room / garage; ground-floor shower room; four first-floor bedrooms, one with wash handbasin and fitted wardrobes; family bathroom. Access to the property is via an in and out driveway with parking for at least six cars. The rear garden is accessed via a side gate and is fully enclosed with a large area of lawn, mature shrub borders and small patio. The overall plot size is approximately 0.23 of an acre. A short walk into central Barnham Village with its shops, schools, amenities, mainline train station and bus links to the wider community. Council Tax Band - E. EPC - D. Tenure - freehold.

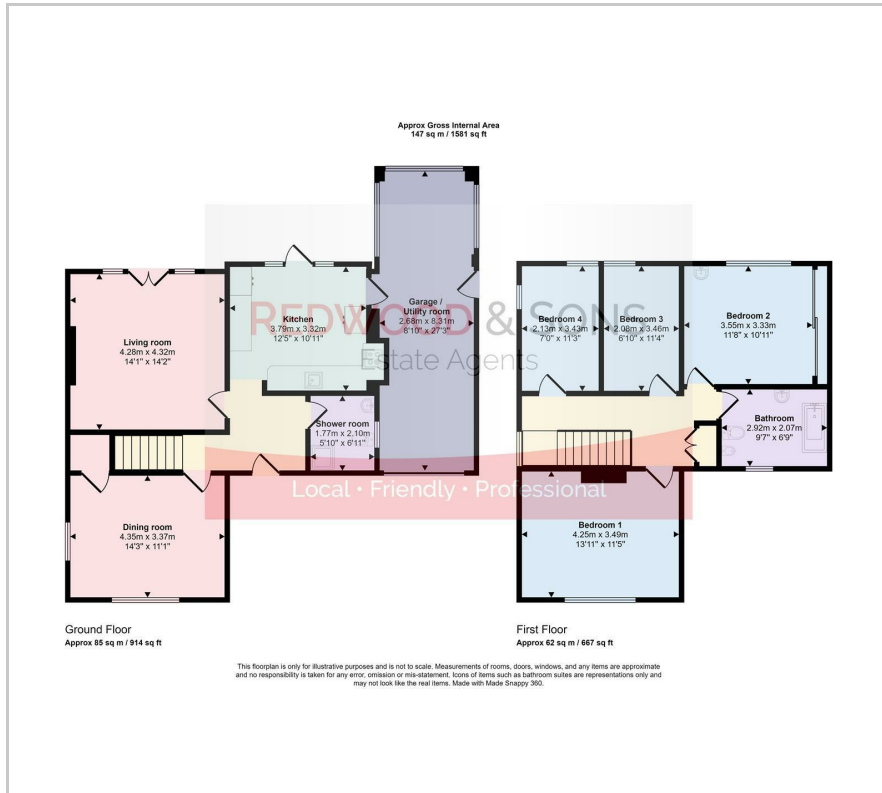
- Detached house on generous plot
- 4 bedrooms
- Kitchen
- Dining room
- Living room
- Ground-floor shower room
- First-floor family bathroom
- Garage / utility room
- In & out driveway with parking for 6 cars
- Close to Barnham Village amenities, shops, schools, mainline train station & bus links

### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



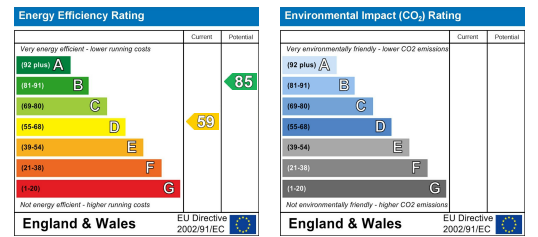
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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