

REDWOOD & SONS

Estate Agents

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73 Elm Grove

Barnham, PO22 0HW

£635,000

IMMACULATE FAMILY HOME WITH WELL-PLANNED ACCOMMODATION PLUS DETACHED HOME OFFICE. The spacious living accommodation includes: good-sized entrance porch leading to inner hall with storage cupboards; living room with feature fireplace and windows overlooking the front of the property and garden; study / playroom opening onto the stylish fitted kitchen / dining / family room complete with central island / breakfast bar, vaulted ceiling and bifold doors to garden; utility room with access door to rear garden. Three good-sized bedrooms, one with fitted wardrobes and ensuite shower room and family bathroom complete the remaining accommodation. The current owners have converted the original detached garage into a sizeable, well-appointed home office with sliding doors opening onto the rear garden, which is fully enclosed with a large area of lawn, two patios ideal for entertaining family and friends plus two garden sheds. Parking for 4/5 cars is available at the front of the property on the gravelled driveway. Ideally situated in central Barnham Village with its shops, schools, amenities, mainline train station and bus routes. EPC - D. Council Tax Band - D. Tenure - freehold. Voluntary road maintenance contribution (Elm Grove) £50.00 per annum.

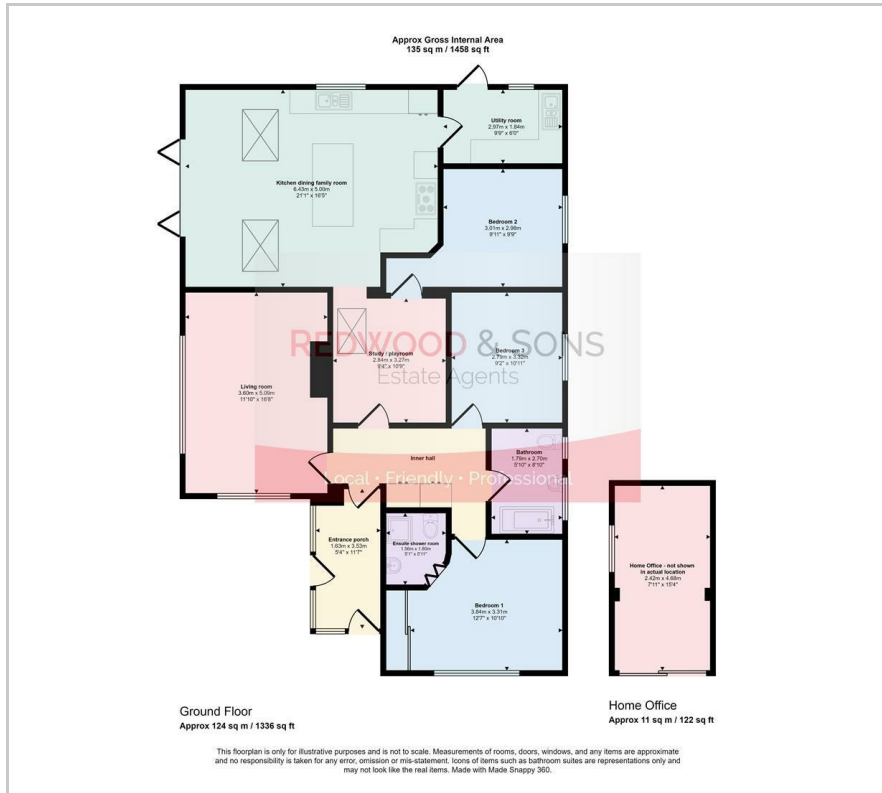
- Detached 3-bedroom bungalow
- Vaulted kitchen / dining / family room
- Separate living room
- Study / playroom
- Utility room
- Ensuite shower room to bedroom 1
- Family bathroom
- Detached home office in the garden
- Driveway with parking for 4/5 cars & good-sized rear garden
- Central Barnham Village location with its shops, schools, amenities, mainline train station & bus routes

Viewing

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



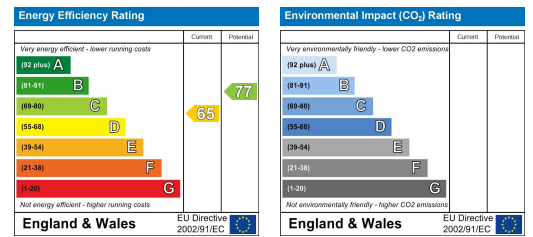
Floor Plan



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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