

# REDWOOD & SONS

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## 60 Elm Grove

Barnham, PO22 0HJ

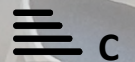
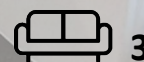
**£775,000**

VACANT POSSESSION. SPACIOUS ACCOMMODATION. LARGE PLOT. An ideal family home, this property benefits from: Entrance porch; spacious living room with feature fireplace and bay window overlooking the front of the property; generous inner hallway with storage cupboard leading to good-sized fitted kitchen / breakfast room; dining room with sliding doors to conservatory with access door to rear garden. There are three double bedrooms, one with ensuite bathroom plus additional family bathroom with separate shower. A useful utility room with sink and plumbing for washing machine and separate boot-room complete the internal accommodation. The property is situated on .55 acre, with an in and out gravelled driveway to the front with parking for 4/5 cars; detached double garage with electric doors; gate access to rear garden where there is a workshop, summer house, sizable patio areas ideal for entertaining family and friends, plus large area of lawn with established borders and fruit trees. The property also benefits from solar panels. EPC - C. Tenure - freehold. Council Tax Band - E. Voluntary road maintenance contribution £50.00 per annum.

- Detached bungalow on .55 acre plot
- Three double bedrooms
- Fitted kitchen / breakfast room
- Living room
- Dining room
- Conservatory
- Family bathroom with separate shower
- Ensuite bathroom
- Utility room & boot room
- In & out driveway with parking for 4/5 cars plus double garage

### Viewing

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



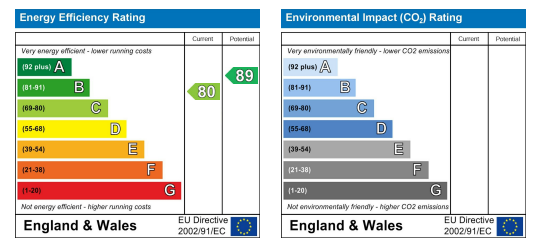
## Floor Plan



## 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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