

# REDWOOD & SONS

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## 15 Elm Grove

Barnham, PO22 0HJ

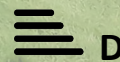
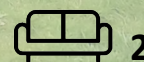
**£660,000**

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.



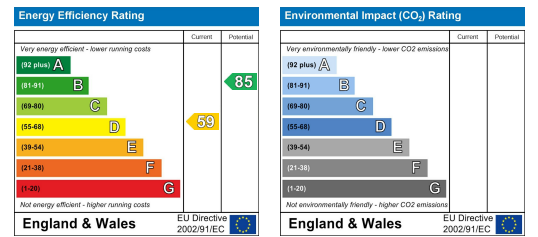
# Floor Plan



# Area Map



# Energy Efficiency Graph



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36 Barnham Road, Barnham, West Sussex, PO22 0ES  
01243 551122 office@redwoodandsons.co.uk <https://www.redwoodandsons.co.uk>