

REDWOOD & SONS

Estate Agents

Local • Friendly • Professional



60 Elm Grove

Barnham, PO22 0HJ

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.

£750,000

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

Living room

12'7" x 22'4" (3.86 x 6.82)

Kitchen / breakfast room

11'6" x 21'8" (3.51 x 6.61)

Dining room

13'0" x 18'7" (3.97 x 5.67)

Conservatory

11'5" x 7'4" (3.49 x 2.26)

Bedroom 1

11'9" x 12'7" (3.60 x 3.85)

Ensuite bathroom

9'9" x 5'4" (2.98 x 1.64)

Bedroom 2

9'10" x 11'9" (3.00 x 3.60)

Bedroom 3

10'1" x 10'11" (3.09 x 3.34)

Bathroom

9'8" x 9'3" (2.97 x 2.83)

Utility room

6'3" x 7'7" (1.92 x 2.32)

Boot room

4'4" x 8'7" (1.34 x 2.64)

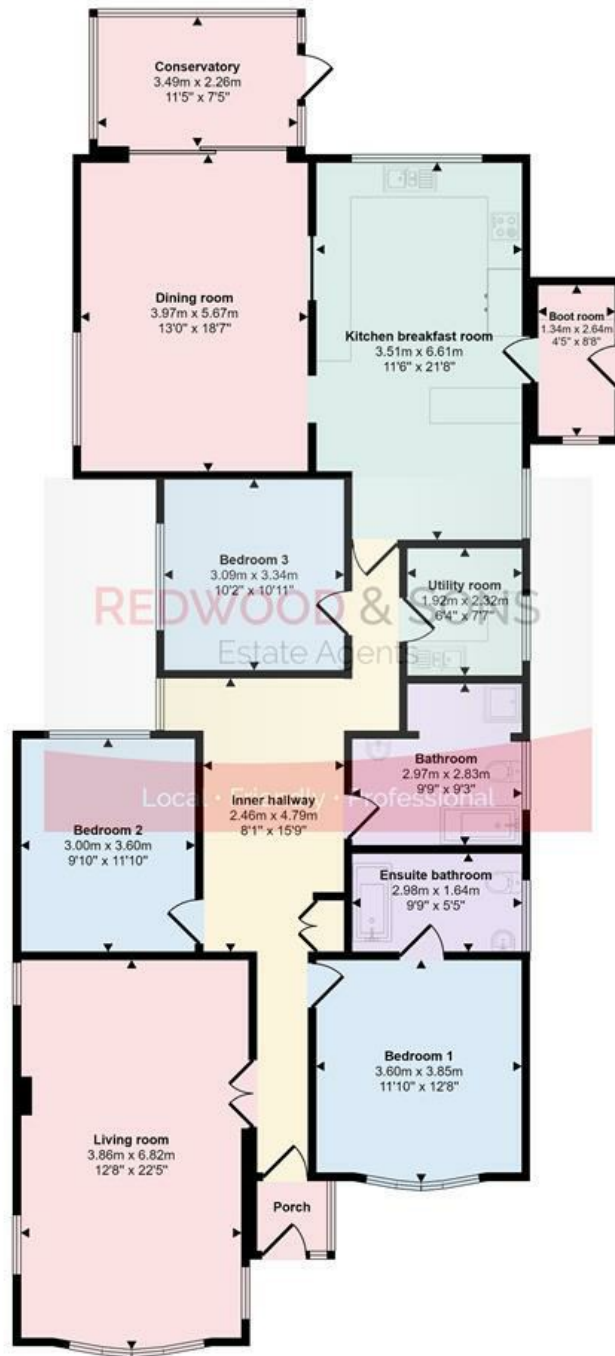


Directions



Floor Plan

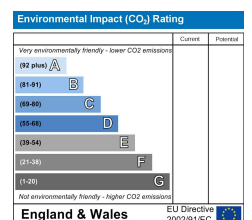
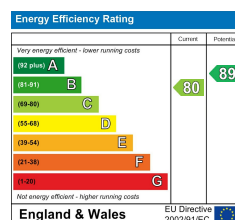
Approx Gross Internal Area
164 sq m / 1764 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

by Diana Collins (Vendor)

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

by Maisy (Buyer)

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

by Mark Garaty (Buyer)

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

by Mrs A (Buyer)

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

by Mr B (Vendor)

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

by Jane R (Vendor)

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

by Jamie & Rachel (Buyer)