



52 Elm Grove South

Barnham, PO22 0EL

£415,000

EXTENDED FAMILY HOME PROVIDING FLEXIBLE ACCOMMODATION IN BARNHAM VILLAGE. The ground-floor accommodation includes: entrance hall; shower room; good-sized modern fitted kitchen / dining room with two sets of patio doors opening onto the rear garden; inner hallway leading to spacious living room with bifold doors to rear garden, window overlooking the front of the property and sliding doors to useful storage room / study, currently used as a small home-gym. Three double bedrooms occupy the first floor accommodation, all with fitted / built-in wardrobes, plus an ensuite shower room to bedroom 1; additional fourth bedroom / home office and stylish family bathroom. A mature shrub border frames the front of the property. Parking for two cars is available on the driveway, plus electric car charging point and large garage. The large feature rear garden with beautiful willow tree has a good-sized area of lawn, sunny patio and pond with summer-house and additional workshop at the end of the garden. A short walk to central Barnham Village with its shops, schools, amenities, mainline train station and bus routes to the wider community. EPC - D. Tenure - freehold. Council Tax - C.

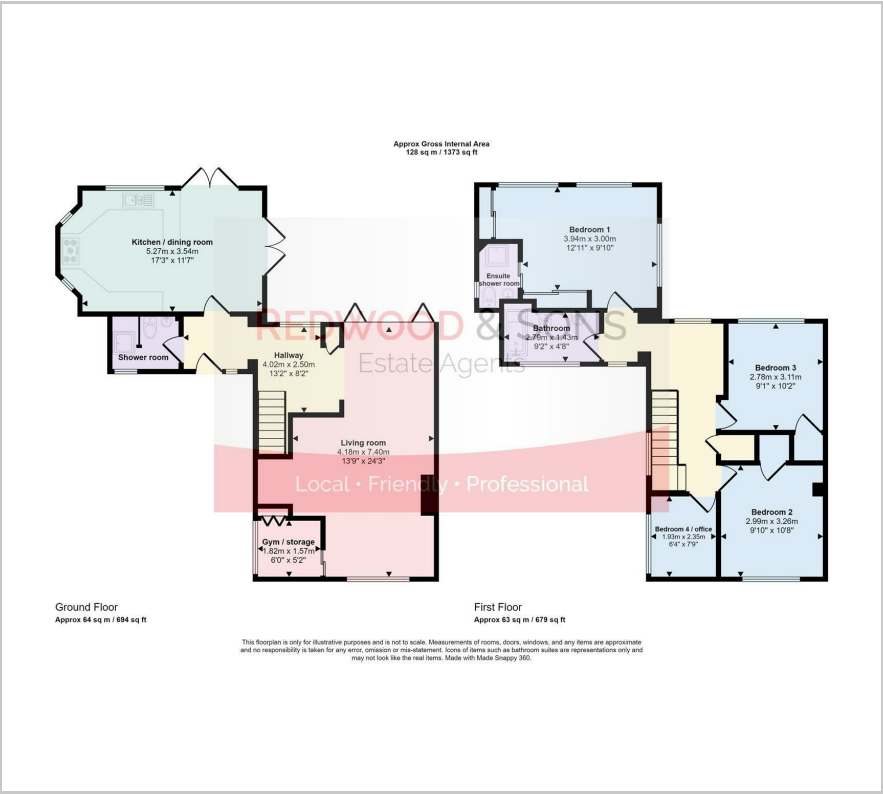
- Extended end of terrace house
- 3 double bedrooms all with fitted / built-in wardrobes
- Bedroom 4 / office
- Fitted kitchen / dining room
- Living room
- Gym / storage room
- Family bathroom / ensuite shower room / ground floor shower room
- Front & rear gardens
- Garage, workshop & summer-house
- Close to Barnham Village amenities, shops, schools, 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.



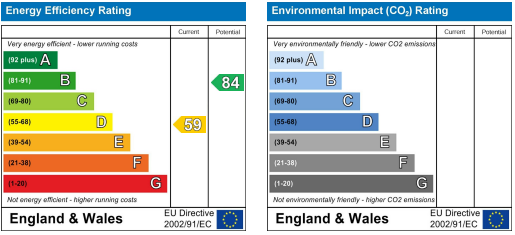
Floor Plan



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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