

# REDWOOD & SONS

Estate Agents

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## 31 Elm Grove

Barnham, PO22 0HL

Ideal family home with flexible accommodation in the heart of Barnham Village. Benefits include: entrance hall with useful storage cupboard; fitted kitchen with integrated hob, double oven and extractor unit, plumbing for washing machine and dishwasher plus side access door; spacious living room with wood-burner and patio doors opening onto the good-sized conservatory with further patio doors leading to the rear garden; two double ground-floor bedrooms; ground-floor shower room. Upstairs is a further double bedroom with built-in storage cupboard; bathroom with shower over bath plus additional eaves storage on the landing. Outside to the front is a large gravelled driveway, paved parking area and further driveway in front of the single garage / workshop, with access door to rear garden, plus side access path with gate to rear garden, which has a good-sized area of lawn, paved paths, patio area with covered seating area, greenhouse, garden shed and workshop. The property also benefits from solar panels. Close to shops, schools, amenities, mainline train station and bus routes. EPC - E. Council Tax Band - D. Tenure - freehold.

**Asking price £520,000**

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- Detached chalet bungalow with solar panels
- Living room
- First-floor bathroom
- Close to Barnham Village with its schools, shops, amenities, mainline train station & bus routes
- 3 bedrooms
- Dining / conservatory
- Garage & driveway with parking for 6 cars
- Fitted kitchen
- Downstairs shower room
- Rear garden, workshop & garden shed

## Entrance hall

9'2" x 2'8" (2.81 x 0.82)

## Kitchen

8'11" x 11'3" (2.72 x 3.43)

## Living room

18'6" x 11'5" (5.64 x 3.48)

## Conservatory

12'11" x 10'11" (3.94 x 3.34)

## Ground-floor Bedroom 2

9'1" x 13'9" (2.79 x 4.21)

## Ground-floor Bedroom 3

8'11" x 13'7" (2.73 x 4.15)

## Shower room

5'1" x 4'8" (1.57 x 1.44)

## First-floor Bedroom 1

12'2" x 9'11" (3.72 x 3.04)

## First-floor Bathroom

4'0" x 6'4" (1.24 x 1.95)

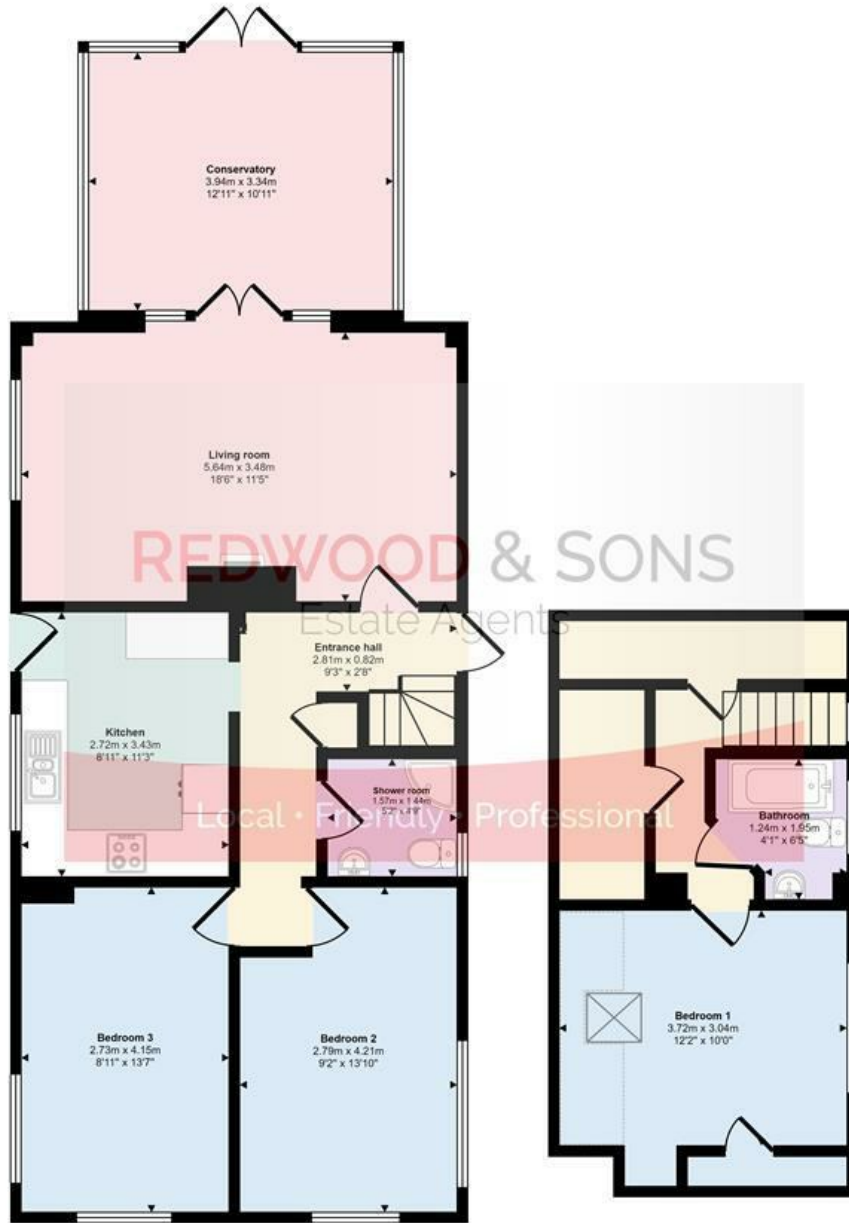


## Directions



# Floor Plan

Approx Gross Internal Area  
105 sq m / 1132 sq ft



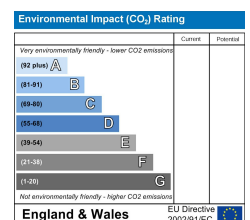
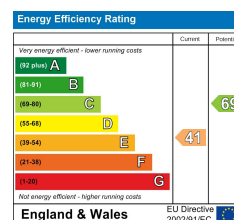
Ground Floor  
Approx 79 sq m / 845 sq ft

First Floor  
Approx 27 sq m / 287 sq ft

Denotes head height below 1.5m

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)*