



## 31 Elm Grove

Barnham, PO22 0HL

**Offers over £499,500**

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.

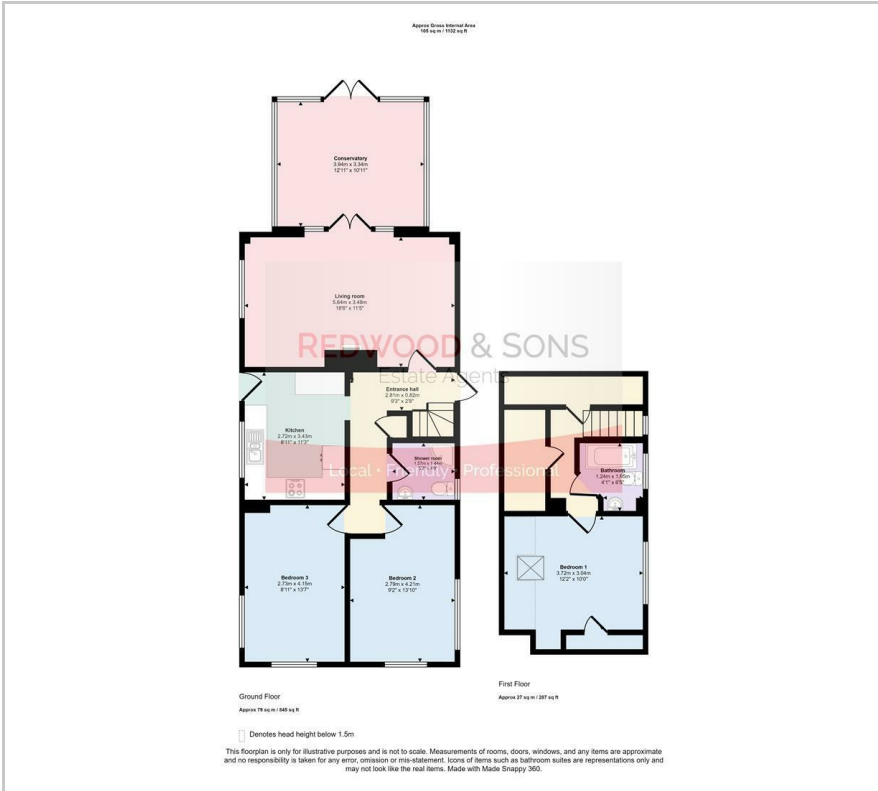
- Detached chalet bungalow with solar panels
- 3 bedrooms
- Fitted kitchen
- Living room
- Dining / conservatory
- Downstairs shower room
- First-floor bathroom
- Garage & driveway with parking for 6 cars
- Rear garden, workshop & garden shed
- Close to Barnham Village with its schools, shops, amenities,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



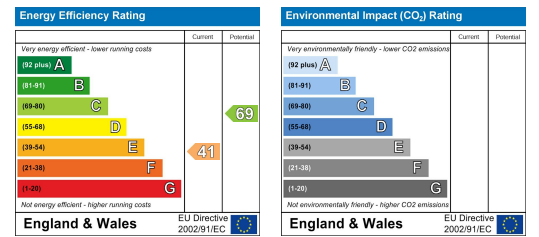
# Floor Plan



# 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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