



 **FOWLERS**  
ESTATE AGENTS



**£394,950**

A spacious four bedroom semi detached family house situated in a cul de sac in a tucked away location. Located just off the popular and sought after Silver Lane area, the property is ideally situated for access to the village High Street with all of its amenities and also being very accessible to the excellent local schools and the mainline railway station. The property has a very good size living room with large double glazed sliding patio doors onto the terrace and the rear garden. There is also a separate dining room. The kitchen has been re-fitted and has an extensive range of units and integrated double oven and hob. There is also a cloakroom on the ground floor. The first floor landing gives access to four good sized bedrooms and the bathroom has been re-fitted with a new suite and is fully tiled on both walls and floor with a 'Travertine' tile. The property also benefits from double glazed windows and gas fired heating to radiators. A private drive gives plenty of parking and leads to a detached garage. The rear garden has a sunny aspect with terrace, and flower and shrub borders.

### Hall

Turning staircase to first floor, dado rail, radiator, understairs storage cupboard, further deep recessed cloaks cupboard.

### Cloakroom

White suite comprising: w.c., wash hand basin with tiled splashback, double glazed window.

### Lounge

Double glazed sliding patio doors to terrace and garden, two radiators, dado rail, coved ceiling, TV point.

### Dining Room

Radiator, double glazed window.

### Kitchen

Extensively re-fitted with a range of white fronted units with stainless steel door furniture and contrasting granite effect work surfaces, comprising: worksurface with inset one and a half bowl enamel sink with mixer tap, having base cupboard under, space and plumbing for dishwasher, further worksurface to side with inset four ring gas hob having base cupboards and drawers beneath, further matching worksurface with base cupboard beneath, also incorporating wine rack, space and plumbing for washing

machine, space for tall fridge/freezer, cooker unit housing 'Bosch' double oven with storage above and below, larder unit to side, range of matching eye-level units, stainless steel extractor over hob, gas fired boiler, double glazed window.

### Landing

Access to roof space via pull down loft ladder.

### Bedroom One

Extensive fitted wardrobes with sliding doors, one being mirror fronted, double glazed window, radiator.

### Bedroom Two

Fitted double wardrobe, radiator, double glazed window.

### Bedroom Three

Radiator, double glazed window.

### Bedroom Four

Radiator, double glazed window.

### Bathroom

Re-fitted with a white suite and 'Travertine' fully tiled walls and matching floor, comprising: panelled bath with mixer tap and hand held shower attachment (curtain and rail), pedestal wash hand basin with mixer

tap, mirror incorporating light and shaver point, concealed cistern w.c., chrome heated towel rail, double glazed window.

### Outside

A private drive situated at the side of the property and providing off the road parking for several vehicles, this in turn leads to:

### Detached Garage

Of brick construction with an up and over garage door.

### Front Garden

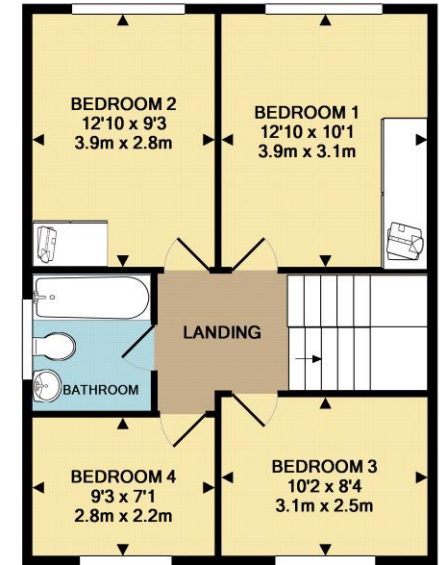
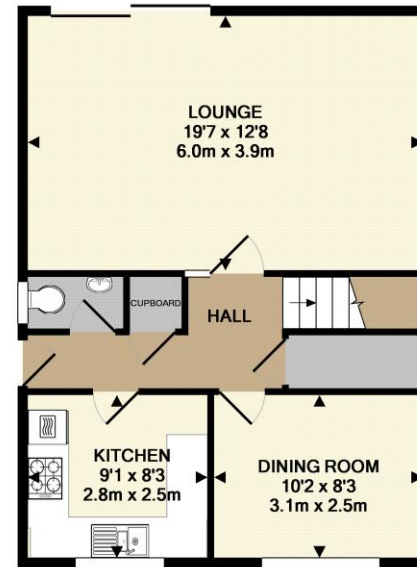
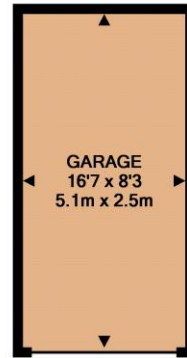
Being almost entirely laid to lawn with a well stocked flower bed immediately adjacent to the property and a front garden boundary being marked by an additional flower bed with numerous roses. Side access with gate leading to:

### Rear Garden

Comprising of a good sized terrace immediately adjacent to the property which is encompassed by lawn on three sides with areas of garden having well stocked flower and shrub borders. All sides of the garden are enclosed by close boarded timber garden fencing.

**EPC RATING= D**





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2016



*"We'll make you feel at home..."*



Managing Director:  
Marcel Hoad

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787

**Important Notice**

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc. and purchasers are advised to make further enquiries to satisfy themselves on these points.