



22, Broomfield Drive | Billingshurst | West Sussex | RH14 9TJ

**FOWLERS**  
ESTATE AGENTS



## 22, Broomfield Drive

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**£500,000 GUIDE PRICE.**

An extended, detached family house with three bedrooms on the first floor and a refitted bathroom plus on the ground floor there is a dining room that could be utilised to make a fourth bedroom. The property is situated in Broomfield Drive which is in the sought after Silver Lane location renowned for its excellent access, not only to the village centre, but also to the local schools, with a leisure centre and train station just beyond. There is a ground floor cloakroom, good sized living room and a separate dining room/bedroom four. There is also a single glazed aluminium framed conservatory. The kitchen has been refitted with numerous integrated appliances. The property also benefits from double glazed windows and gas fired heating to radiators, with a modern condensing boiler. To the outside a drive gives plenty of parking and this leads to the integral garage. The rear garden is a further feature of the property being of a good size and backing onto countryside.



### Entrance

Replacement front door, double glazed insert with matching side screen, leading to:

### Hall

Turning staircase to first floor, radiator.

### Cloakroom

W.C., wash hand basin, double glazed window.

### Living Room

'L' shaped room with a double aspect double glazed windows, fire surround and fireplace with real flame coal effect gas fire, raised tiled hearth and display shelving, two radiators, thermostat for heating, door to:

### Dining Room/Bedroom Four

Radiator, understairs storage, double glazed sliding patio doors to:

### Conservatory

Of coated aluminium construction with single glazing and a clear glazed roof. There are several opening windows and a glazed sliding door giving access to the rear garden.

### Kitchen

The kitchen has an outlook over the rear garden and comprises: work surface with inset single drainer stainless steel sink unit with mixer tap having base cupboards under, integrated dishwasher, further matching

work surface with inset four ring 'Miele' electric hob and integrated 'Miele' oven under, base cupboards to side, heated pan drawer, further matching work surface with integrated fridge and freezer below, space and plumbing for washing machine, further matching eye-level cupboards, extractor hood over hob, double glazed window, vinyl floor covering, part double glazed door leading to outside.

### Landing

Access to roof space, cupboard housing 'Worcester Greenstar' condensing gas fired boiler, airing cupboard housing lagged hot water tank.

### Bedroom One

Large double glazed window, radiator, full length fitted wardrobe with two access points and fitted hanging rail, access to eaves storage.

### Bedroom Two

Double aspect to front and rear with double glazed windows, two radiators.

### Bedroom Three

Fitted wardrobes with storage above, double glazed window, radiator.

### Bathroom

Fully tiled walls with a suite comprising: panelled bath with mixer tap and shower unit over

with retractable shower screen, pedestal wash hand basin with mixer tap, mirror over also incorporating light, shaver point, w.c., vinyl floor, double glazed window, recessed spot lights.

### Outside

To the side of the property is a private brick paved drive providing off the road parking for several vehicles and this leads to:

### Garage

Up and over garage door to the front with a covered area over, power and light, single glazed window, door at the rear giving access to the garden.

### Front Garden

Almost entirely laid to lawn with a lavender hedge adjacent the property.

### Rear Garden

Adjacent the property and conservatory is a terrace with a brick retaining wall and five steps leading to the remainder of the garden where there is a further patio, with the rest of the garden being almost entirely laid to lawn with interspersed flowers and shrubs.



**EPC RATING=D**  
**COUNCIL TAX BAND= E**



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Managing Director:  
Marcel Hoad

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS [www.fowleronline.co.uk](http://www.fowleronline.co.uk) [billingshurst@fowleronline.co.uk](mailto:billingshurst@fowleronline.co.uk) 01403 786787

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