



52, Silver Lane | Billingshurst | West Sussex | RH14 9QB

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ESTATE AGENTS





## 52, Silver Lane

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**£550,000** GUIDE PRICE

This well positioned detached three bedroom bungalow is situated in a sought-after location in Silver Lane, known for its good access to the High Street, schools and the railway station. There is a lovely southerly facing garden, a conservatory, detached garage and driveway. Within the last three years the property has benefitted from new radiators throughout, new bathroom with walk in shower, new kitchen with Bosch appliances, new ceilings throughout, new flooring and redecoration.



Double Glazed door leading to a

### **Porch**

Generous space with a single glazed door leading to:

### **Hall**

Radiator, access to roof space, linen cupboard also housing gas fired combination boiler. Door to the living room:

### **Living Room**

Triple aspect with double glazed windows and two windows looking directly over the garden. Fireplace with open grate, retiled hearth and wooden mantle. Radiator, double opening doors to conservatory. Door to kitchen.

### **Conservatory**

Brick and UPVC construction with double glazed windows and tiled floor. Door leading to outside:

### **Refitted Kitchen**

Worksurface with inset one and a half bowl sink unit with mixer tap having base cupboards under. Several further matching worksurfaces with base cupboards and drawers beneath. Bosch electric hob with extractor hood over, fitted Bosch oven, fitted Bosch microwave. Space for fridge/freezer. Range of matching eye level units. Double glazed window, stable door to conservatory.



### **Bedroom One**

Recessed double wardrobe with storage above. Radiator, double glazed window.

### **Bedroom Two**

Recessed double wardrobe with storage above. Radiator, double glazed window.

### **Bedroom Three**

Radiator, single glazed window looking directly through porch to Silver Lane.

### **Refitted Bathroom**

Large walk-in shower with glass screen, wash hand basin with vanity unit under, raised comfort height W.C. Fitted mirrored cupboard with light and shaver socket, towel rail, double glazed window.

### **Outside**

To the side of the property is a private brick paved drive which leads to:

### **Garage**

Detached with up and over door, power and light, double glazed window to the rear and the door giving side access.

### **Front Garden**

To the front of the property are two areas of lawn with a central brick paved path leading to the bungalow with a flower bed to one side. To both sides of the bungalow is side

access, both secured by wrought iron gates.

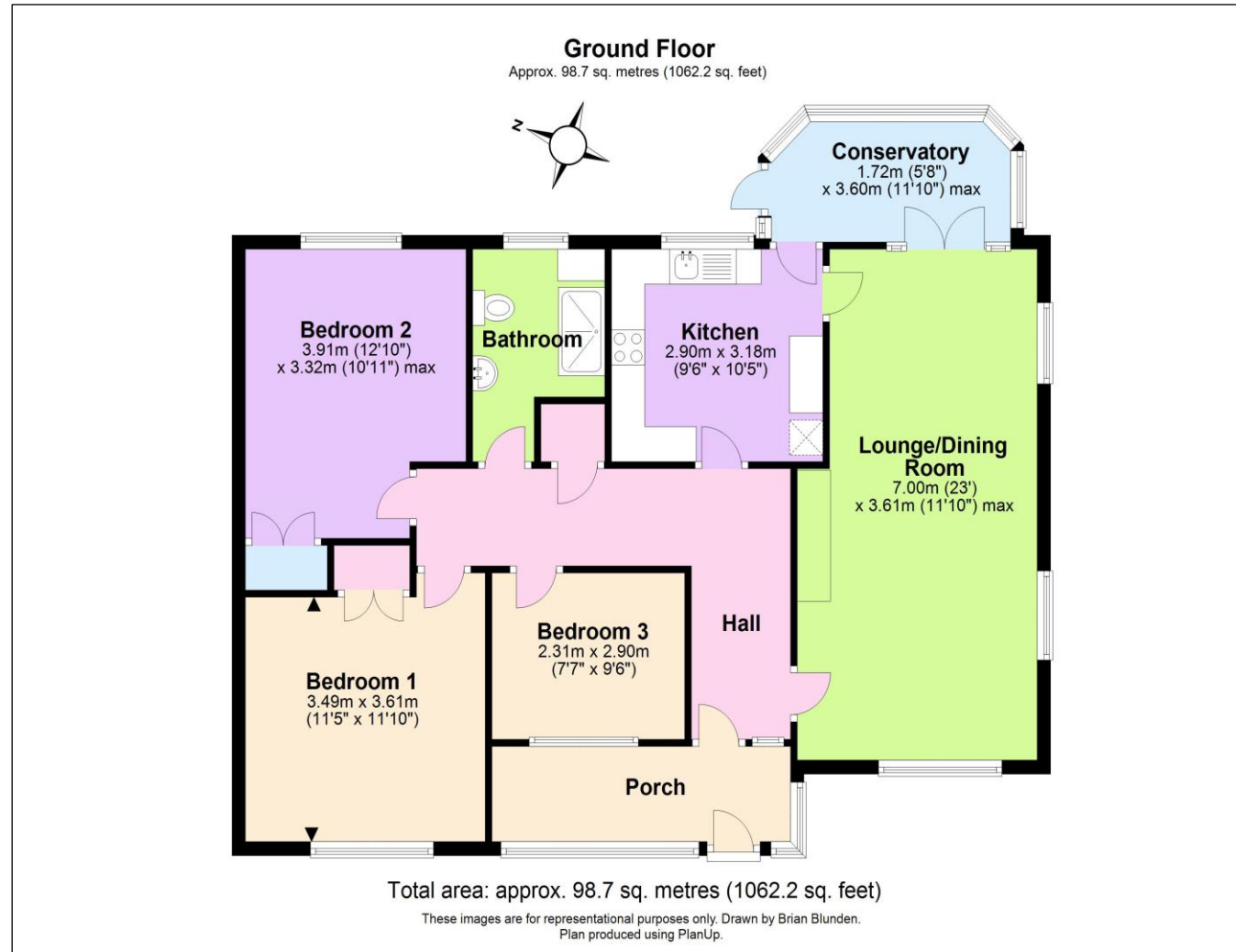
### **Rear and Side Garden**

Crazy paved terrace, with deep mature flower bed towards the rear boundary, aluminium framed greenhouse. From the rear garden a path passes the conservatory and leads to a good size side garden which consists of a crazy paved path adjacent to the bungalow, several steps lead to a crazy paved patio with a meandering path running along the garden, good sized area of lawn. Encompassing the garden are mature flower and shrub borders, with the garden being enclosed by a combination of close board timber garden fencing and towards the front boundary is a mature beech hedge providing seclusion.

**EPC RATING= D**  
**COUNCIL TAX = F**







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



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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