



9, Oak Road | Billingshurst | West Sussex | RH14 9XH





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£525,000

A spacious detached family home situated on the edge of this popular residential location. Within walking distance is the primary school, secondary school and mainline station to Gatwick and London. The property benefits from an attached garage which the vendor has skilfully divided to give a store area and separate insulated room to the rear. There is a double width drive to the front of the garage which is large enough for at least two large cars. The property has photovoltaic solar panels to the roof, is beautifully presented and provides well designed accommodation for economical family living. The downstairs accommodation includes a cloakroom, hall cupboard, a spacious living room with front aspect and a good size light and airy Kitchen/Dining/Family room with bi-fold glazed doors leading to the patio and garden. The extensively fitted kitchen has several integrated appliances. On the first floor, the landing leads to the four bedrooms, with the main bedroom having an en-suite shower. There is also a large family bathroom. The sunny aspect rear garden is beautifully landscaped with an array of planting including trained fruit trees to the perimeter, seating areas and a pleasant summer house/shed.



Entrance Canopy

Front door with double glazed insert, leading to:

Hall

Light oak effect wood laminate floor, staircase to first floor with oak balustrade, understairs cupboard, deep coats cupboard with hanging rail and shelf, radiator, thermostat for ground floor.

Cloakroom

Concealed cistern w.c., wash hand basin with mixer tap, tiled floor, radiator, extractor.

Living Room

Deep square bay with double glazed windows, two radiators.

Kitchen/Dining Room

This large room runs the full width of the property with a dining area big enough to take a large table, double glazed bi-fold doors opening to the rear garden, radiator, tiled floor, numerous recessed spot lights.

Kitchen Area

One and half bowl single drainer sink unit with mixer tap having base cupboard under, space and plumbing for washing machine, further matching worksurface with integrated dishwasher and base cupboard beneath, five ring gas hob with stainless steel splash back with matching stainless steel extractor hood and base drawers beneath hob, cooker unit with double oven with storage above and below, integrated fridge/freezer, peninsula worksurface with two base cupboards beneath,

tiled floor, spot lights, double glazed window.

Landing

Access to roof space via pull down loft ladder, airing cupboard housing pressurised hot water system, additional linen cupboard, radiator.

Bedroom One

Fitted double wardrobe, radiator, double glazed window, thermostat to control first floor heating.

En-suite Shower

Large shower cubicle with mixer shower, wash hand basin with mixer tap, concealed cistern w.c., large fitted mirror, tiled floor, chrome heated towel rail, spot lights, extractor fan, shaver point.

Bedroom Two

Fitted double wardrobe, radiator, double glazed window.

Bedroom Three

Radiator, double glazed window.

Bedroom Four

Recessed cupboard, radiator, double glazed window.

Family Bathroom

A spacious room with a white suite comprising: panel bath with mixer tap and shower attachment over with fitted shower screen, wash hand basin with mixer tap, concealed cistern w.c., large mirror, chrome heated towel rail, shaver point, tiled floor, extractor fan, spot lights.

Drive and Parking

Adjacent the house is a wide brick paved drive providing parking for two large vehicles. This in turn leads to:

Garage

The front of the garage has an up and over door that leads to a store area, an insulated wall with a door leads to most of the garage which has been dry lined and insulated and now forms a very handy storeroom/workshop. There is power and light, a cupboard concealing the gas fired boiler and a part double glazed door leading to the garden. From this portion of the garage is a large opening with retractable loft ladder leading to the roof storage area.

Front Garden

To the front of the property are several shingled areas with the path leading to the front door and flower beds. To the side of the garage is a gate giving access to:

Rear Garden

The rear garden has a sunny aspect and a particularly secluded outlook and, in more detail, comprises: a patio adjacent the house with a path leading to the rear of the garage. There is a substantial flower bed leading to a good sized area of lawn with well stocked flower beds. To one side is a shingled area with a path which wanders towards the rear boundary where there is a garden store/summerhouse. To the side of the garden store is a further shingled area with small ornamental pond and further planting. The garden is enclosed by close boarded timber with trained fruit trees spaced along the boundary.

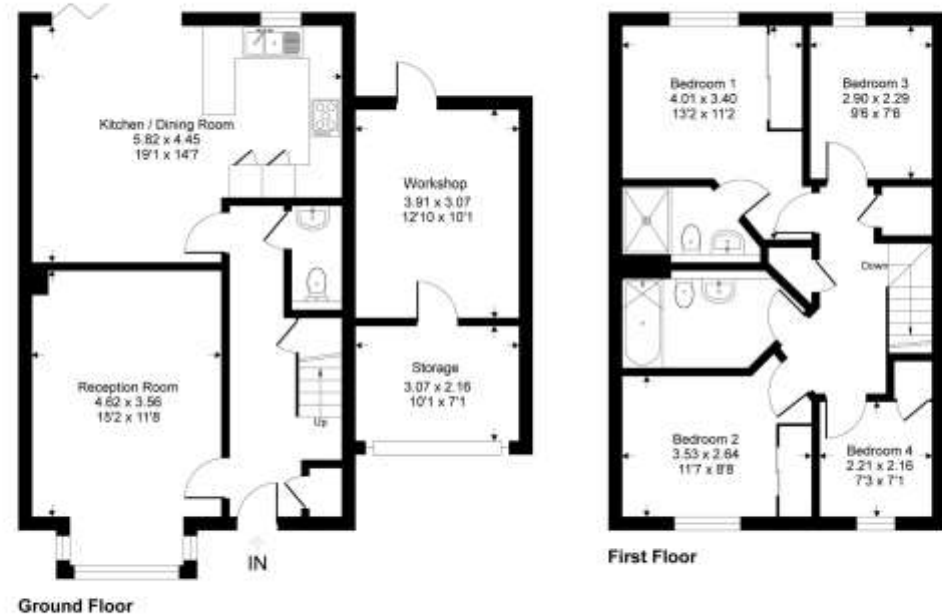
EPC Rating=B
Council Tax Band= F
Monthly Service Charge=£34.00
(Approx)





Oak Road, RH14

Approximate Gross Internal Area = 109 sq m / 1175 sq ft
 Approximate Garage Internal Area = 19 sq m / 206 sq ft
 Approximate Total Internal Area = 128 sq m / 1381 sq ft



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