



Vanna | Park Street | Slinfold | West Sussex | RH13 0RU





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£800,000 GUIDE PRICE

A detached bungalow with very generous accommodation that makes a wonderful family home, there is also a possibility of converting the roof space to additional accommodation should it be required (subject to planning). The property has up to four bedrooms though currently one of the bedrooms is being used as a study. There is a large lounge with opening through to a separate dining area. From the lounge, double opening doors lead to a conservatory, giving access to the wonderful garden. The kitchen is fitted with oak fronted units and the bathroom has been re-fitted to a shower room with a modern suite. There is also a cloakroom. To the outside the property is approached via a good sized private drive which leads to the garage. Undoubtedly one of the property's features is its wonderful plot of approximately a quarter of an acre with a beautiful, large rear garden with an extensive lawn and interspersed flowers, shrubs, and ornamental trees. The garden enjoys a southerly aspect. The property is situated in an enviable position in the sought after village of Slinfold with its cricket green, local shop, and public house. Horsham with its superstores and independent retailers, schools and train station is also very accessible.

Entrance Porch

Part glazed door with glazed side screen, leading to:

Hall

Radiator, cupboard for coats.

Lounge

Brick fireplace with raised tiled hearth and open grate, two radiators, large hardwood double glazed double opening doors leading to conservatory.

Dining Area

Bay with double glazed windows, radiator.

Conservatory

Of brick and uPVC construction with double glazed windows, tiled floor, double opening doors leading to patio and garden.

Kitchen

Fitted with a range of light oak fronted units and comprising: worksurface with inset stainless steel one and a half bowl sink unit with mixer tap having base cupboards under, integrated dishwasher (not working), several further matching worksurfaces with base cupboards and drawers beneath, space for cooker with extractor hood over, space for tall fridge/freezer, range of matching eye-level cupboards, oil fired boiler, airing cupboard housing hot water tank, large double glazed window with outlook to the front, radiator.

Bedroom One

Large square bay with double glazed timber framed windows, fitted wardrobe, pedestal wash hand basin with tiled splash back, radiator.

Bedroom Two

Double glazed timber framed window, recessed double wardrobe, radiator.

Bedroom Three

Double glazed timber framed window, radiator, corner wash hand basin with tiled splash back.

Shower Room

Recently refurbished shower room with large shower tray with 'Aqua boarding' for ease of maintenance, thermostatically controlled electric mixer shower, wash hand basin with storage below and mixer tap, close coupled w.c., part tiled walls, two double glazed windows, heated towel rail, access to:

Roof Space

The roof space is of very generous proportions and is considered ideal for converting into additional accommodation, subject to the necessary planning consents.

Second Hall (approached via Kitchen)

This wide hall currently houses a washing machine and additional fridge and to one end has a double glazed door giving access to the rear garden.

Cloakroom

Wash hand basin with tiled splash back, w.c., double glazed window.

Bedroom Four/Study

Situated to the far corner of the bungalow and slightly removed from the additional accommodation, this charming room has a large double glazed timber framed window overlooking the garden, radiator.

Outside

This beautifully situated detached bungalow is found in a generous plot of approximately a quarter of an acre on a sought location in the village of Slinfold. To the front boundary is a high hedge providing excellent screening with a large area of lawn towards the property with a path leading to the front door. The property is approached via a good sized private drive providing off the road parking for numerous vehicles and this in turn leads to:

Garage

Of brick construction with an up and over door and several single glazed windows to one side. The garage door is electrically operated and there is power and light and the electric consumer unit. At the rear of the garage is a door giving access to the bungalow.

Rear Garden

Undoubtedly a tremendous feature of this detached bungalow with the property being set on a generous plot of approximately a quarter of an acre, with most of the ground being found at the rear making for a large square garden with an extensive amount of lawn with various interspersed flowers, shrubs, and ornamental trees. Adjacent the conservatory is a terrace with a path to one side passing through a wooden pergola with climbing plants. To one corner of the garden is a recently purchased timber garden shed.

EPC RATING=E.
COUNCIL TAX= F.





Vanna, Park Street

Approximate Gross Internal Area = 144.9 sq m / 1560 sq ft
(Including Garage)

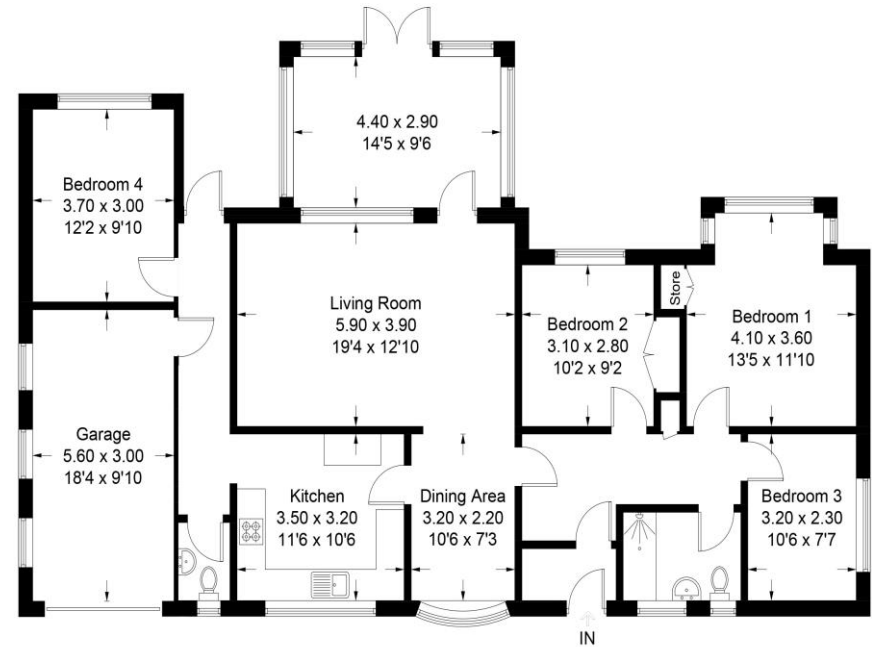


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID976783)



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Managing Director:
Marcel Hoad

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