



4 Henshaw Way | Billingshurst | RH14 9FP





4 Henshaw Way

Billingshurst | RH14 9FP

OFFERS IN EXCESS OF £535,000

Situated at the approach of this now established development on the outskirts of Billingshurst, yet still having convenient access to the village centre with all its amenities. There are several footpaths and twittens that provide pleasing walks but also give access to the schools, leisure centre and Billingshurst mainline railway station just beyond. This four bedroom semi-detached property is offered for sale in excellent order throughout and being a modern property has energy saving high on the agenda, including an air ventilation system to circulate air and heat and reduce running costs. The property also benefits from photo voltaic cells which make this a very cost-efficient home to run. The four bedrooms are complimented by an en-suite to the main bedroom and a beautifully fitted family bathroom. The ground floor accommodation is of a good size with a large hall, cloakroom, good sized lounge with bay window and to the rear of the property, encompassing the full width of the house is a large kitchen/family room with an extensively fitted kitchen and double doors leading out onto the patio and garden. A good sized drive is at the side of the house which leads to the garage.

Hall

Amtico flooring, turning staircase to first floor with understairs storage, radiator.

Cloakroom

Concealed cistern w.c., wash hand basin with mixer tap and large mirror over, double glazed window, extractor fan.

Lounge

Aspect to the front with bay having double glazed windows and plantation shutters, radiator.

Kitchen/Dining Room

A magnificent room running the full width of the property with double glazed double opening doors leading to patio and garden. The Amtico flooring continues from the hall all the way through the kitchen/dining room and there is an extensively fitted kitchen comprising: worksurface with inset stainless steel sink unit with mixer tap having base cupboards under, integrated dishwasher, further matching worksurface with inset five ring gas hob with coloured glass splash back and stainless steel extractor hood over, base cupboards and drawers, cooker unit housing 'AEG' double oven with storage above and below, integrated fridge/freezer, eye-level cupboards, concealed gas fired boiler, peninsula worksurface with base cupboards under also incorporating breakfast bar, plenty of space for a large dining table, two radiators, numerous spot lights.

Landing

Access to roof space, airing cupboard housing pressurised hot water tank.

Bedroom One

Aspect to front with bay having double glazed windows and plantation shutters, double wardrobe with mirror fronted sliding doors, radiator, door to:

En-suite

A large walk-in shower cubicle with mixer shower, wash hand basin with mixer tap and large mirror over, concealed cistern w.c., shaver point, tiled floor, spot lights, extractor fan.

Bedroom Two

Double glazed window, radiator.

Bedroom Three

Double glazed window, radiator.

Bedroom Four

Double glazed window, radiator.

Family Bathroom

White suite comprising: panelled bath with mixer tap and hand held shower attachment, wash hand basin with mixer tap and fitted mirror over, concealed cistern w.c., chrome heated towel rail, tiled flooring, double glazed window, extraction system, spot lights.

Drive

Directly to the side of the property is a private drive providing parking for several vehicles with

electric charging point and this in turn leads to:

Garage

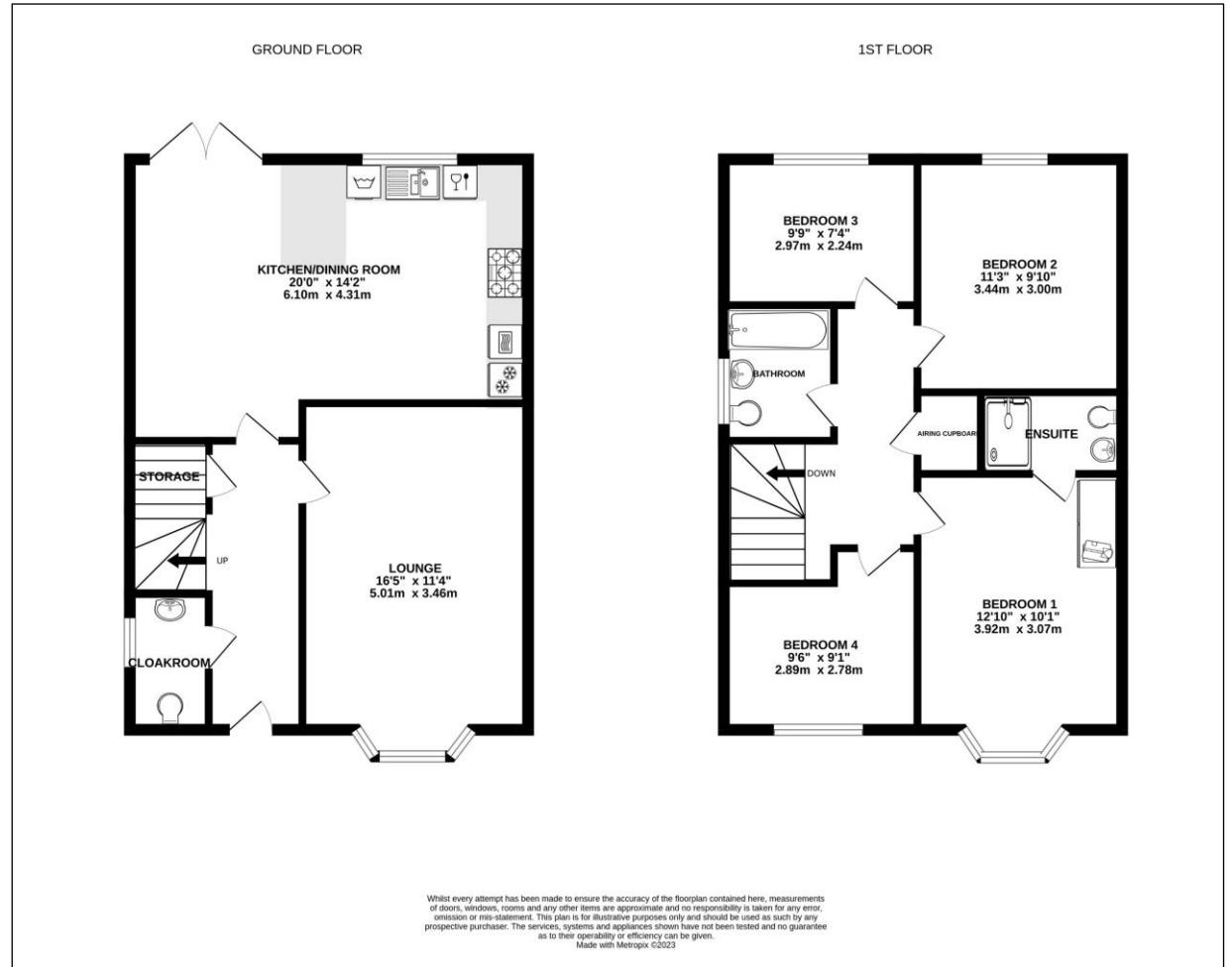
Up and over door, power and light, plastered ceiling with hatch providing loft storage, door leading to rear garden.

Garden

Westerly aspect with a full width patio adjacent the property with two steps to one side leading to the garage door. The remainder of the garden consists of an area of lawn with shaped edges and flower and shrub borders, and the garden is enclosed by close boarded timber garden fencing with a gate leading to drive.

EPC RATING= B
Council Tax Band= E
Service Charge=
£380 p.a





"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 reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.
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.