



34, Cranham Avenue | Billingshurst | West Sussex | RH14 9EN





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£460,000

A semi-detached family house situated towards the end of a pleasant residential no-through road. The property has many features including a wonderful rear garden with landscaping including several areas of decking and an additional large terrace with home office to the side. Directly to the side of the house is a drive that gives plenty of parking and this leads to the garage with an electrically operated roller door, power, and light. The family house has a cloakroom, large living room and a good sized kitchen/dining room running the full width of the property with a re-fitted kitchen and double doors opening to the garden. The landing gives access to three bedrooms, with two of the bedrooms having fitted wardrobes and there is a modern family bathroom and an ensuite to the main bedroom.



Replacement front door with double glazed inserts, leading to:

Hall

Solid oak herringbone patterned floor, radiator, staircase to first floor.

Cloakroom

Part tiled walls, tiled floor, close coupled w.c., wash hand basin with mixer tap, radiator, double glazed window.

Living Room

Fire surround with raised hearth and inset coal effect gas fire, double glazed window with plantation shutters, solid oak herringbone patterned floor covering, two radiators, door to:

Kitchen/Dining Room

Running the full width of the property with double glazed double opening door to garden. Re-fitted kitchen comprising: - worksurface with enamel sink unit and mixer tap having base cupboards under, space and plumbing for washing machine and dishwasher, further matching worksurface with inset four ring gas hob having oven under and base cupboards to either side, retractable larder unit, space for tall fridge/freezer, range of eye-level cupboards incorporating a wine rack, tiled floor, deep

understairs cupboard with power point.

Landing

Double glazed window, linen cupboard, access to loft space, airing cupboard housing gas fired boiler.

Bedroom One

Recessed double wardrobe, double glazed window with plantation shutters, door to:

En-suite

Tiled shower cubicle with mixer shower, wash hand basin with mixer tap and storage under, close coupled w.c., large mirror, shaver point, chrome heated towel rail, extractor fan.

Bedroom Two

Pleasant outlook over rear garden with double glazed window, Recessed wardrobe, radiator.

Bedroom Three

Double glazed window with plantation shutter, radiator.

Bathroom

Suite comprising: panelled bath with mixer shower over and fitted shower screen, vanity unit with inset wash hand basin with mixer tap having storage under, concealed cistern w.c., chrome heated towel rail, double glazed window, extractor fan.

Outside

Garage and Drive

To the side of the property is a good sized drive providing parking for several vehicles and this leads to the:

Garage

Brick built with pitched and tiled roof having electrically operated roller door, power and light and overhead storage.

Front Garden

Mainly laid to lawn.

Rear garden

The large garden has a full width area of decking with a wide path beyond running along the garden passing an area of lawn with flower borders. The wide path leads towards a further substantial terrace with the remainder of the garden having an area of lawn with a raised area of decking at the rear boundary, to make the most of the evening setting sun.

Home Office

Tucked away behind the garage is a timber framed and insulated home office with double glazed window, power and light.

Agents Note

The property has consent to be extended and details are available.





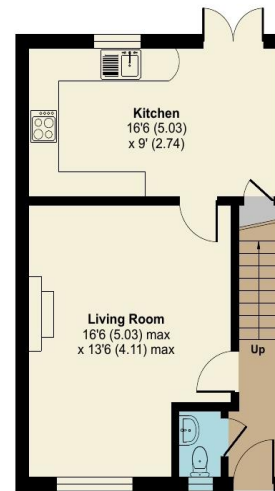
Cranham Avenue, Billingshurst, RH14

Approximate Area = 858 sq ft / 79.7 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1002 sq ft / 93 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Fowlers Estate Agents. REF: 1049023



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



Managing Director:
Marcel Hoad

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