



## 63 Cook Way, Broadbridge Heath

Guide Price £800,000



# 63 Cook Way

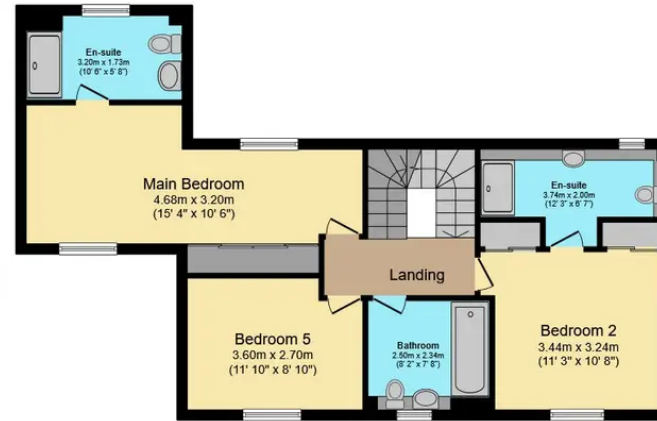
Broadbridge Heath, Horsham

This stunning and beautifully presented five bedroom, four bathroom family home is situated on the western side of Horsham in the Wickhurst Green development which offers access to nearby countryside walks, including the Downs Link, commuter routes to the capital, well-regarded local schools and Horsham town centre with its mainline train station. To the ground floor, a generous reception hallway welcomes you and leads into a double aspect sitting room which has a light and airy feel with double doors stepping directly out to the rear garden terrace. The separate kitchen/dining /family room has a modern and contemporary style with contrasting wall and base units with silestone?granite work surfaces running throughout and a selection of high-end integrated appliances. There is also a vaulted ceiling with skylight windows that provide a superb feeling of space along with double doors that lead directly onto the rear garden terrace. Also of note to the ground floor is a generous cloakroom and under stairs storage space. To the first floor, the main bedroom suite enjoys views over the rear garden and has ample fitted wardrobe space as well as a well-equipped en-suite shower room with a walk-in shower, wash hand basin and a low-level WC, all complimented with quality chrome fittings. There is a further bedroom to the first floor with an equally high specification en-suite as well as bedroom five that could double up as a work from home study and a family bathroom. Stairs lead to the second floor which is ideal for teenagers and growing families and offers two double bedrooms, both of which have elevated views plus a separate shower room with a walk-in shower, wash hand basin and a low-level WC which is finished in white bathroom ware and complimented with chrome fittings.

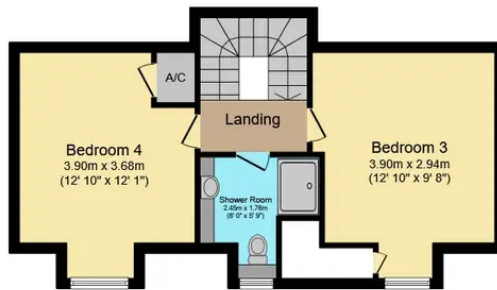




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 202.1 sq.m. (2,176 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com





## Henry Adams - Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham - RH12 1BP

01403 253271

[horsham@henryadams.co.uk](mailto:horsham@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.