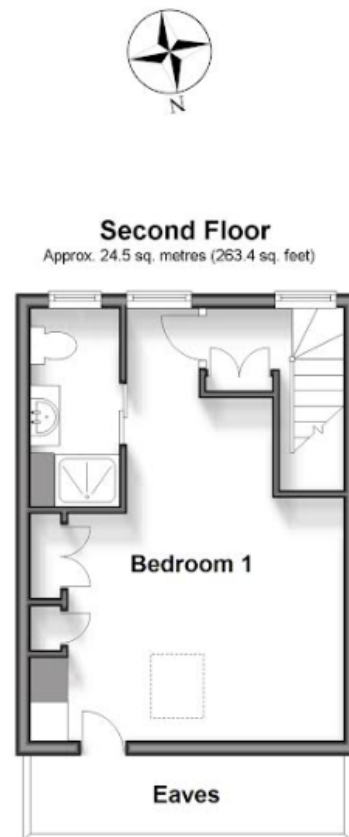


FOR SALE

Old Guildford Road, Broadbridge Heath

Old Guildford Road, RH12



kw REBECCA BATCHELOR
INTERNATIONAL BRAND - LOCAL ESTATE AGENT 07464 043045

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69 C	83 B

To arrange a viewing call 07464 043045
Rebecca Batchelor - Keller Williams
www.rebeccabatchelor.co.uk

Property Features

- Semi Detached
- 4 bedrooms (3 double)
- Recently extended & renovated throughout.
- Large Garden
- Garden Office
- Garden Shed
- Garden Room (currently used as a gym)
- Large Kitchen / Dining / Sitting Room with doors to the rear garden
- Downstairs Toilet
- Separate Sitting Room
- Loft suite - double bedroom with ensuite.
- 2 double bedrooms & Single Bedroom
- Modern bathrooms
- Off Road Parking for 2 cars
- Large Garden

Semi-Detached 4 bedroom property in the heart of Broadbridge Heath with two bathrooms and downstairs WC. Recently renovated this lovely home is in great location for Primary & Secondary Schools. Large Garden with Garden Room & Garden Home Office.

Located in the heart of Broadbridge Heath, this modernised property has 4 bedrooms and a large kitchen diner opening on to the large rear garden.

The outside space of this property is a fantastic feature with off road parking for two cars on the front drive.

There is wide access around the side of the property leading to a large secure rear garden. With a choice of seating areas to relax and enjoy the space.

The garden room at the end of the garden is currently used as a gym but has the potential to be turned into a 'Work from home studio or office' ideal as a therapy room or for other work use especially as access to the side of the property means visitors would not need to enter the home. It is fully insulated with UPVC windows and working electrics.

In the garden is another building that is divided into two. The fully insulated office space has hard wired internet, UPVC windows, working electrics and provision for heating. It provides that important convenient space to work from home but without work coming into the family space.

These buildings do not compromise the space for children to enjoy the garden as there is still a good size area laid to grass for playing.

The master suite is located on the top floor and benefits from its own modern ensuite shower room.

The 1st floor has three bedrooms, two large doubles and a single, the largest room has fantastic built in storage across the width of the room. The beautiful bathroom with metro tiles and a large mirror makes a large family bathroom.

Downstairs is the cosy 'grown up' sitting room, with log burner effect.

The largest main living space is located at the rear of the property. The superb new modern kitchen with beautiful blue classic units and white worktops was installed in 2021/22 complete with new appliances. This room offers a great space with lots of storage, worktop space and an island. It also has space for a table for family meals and large comfortable seating area with television and wood burner effect, making it ideal for family living, especially with a window and double doors opening onto the garden. There is also a utility space and cloakroom with WC.

Improvements

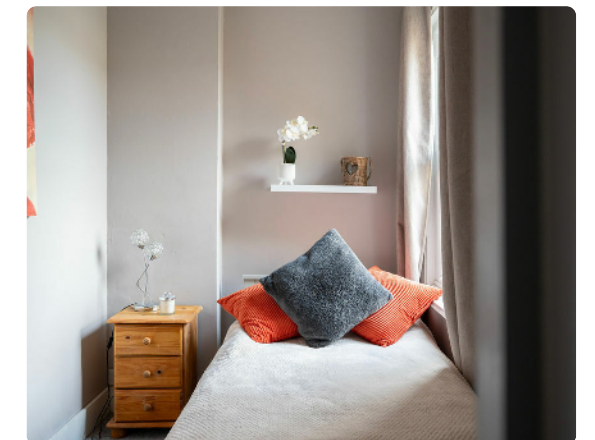
The current owners renovated the property in 2021/2022 fully rewiring the property, installing a new heating system including a new combi-boiler with 7 years remaining on the guarantee. The ground floor timbers were replaced and new damp proof course added, the property was replastered and the property redecorated throughout. The insulation in the roof was upgraded and flue liners were installed in both fireplaces and can be used with a wood burner. New UPVC sash sliding double glazed windows were installed in 2020. The work carried out has all the appropriate certifications and full building control sign off.

All these improvements have resulted in a property that is ready for family living and offers peace of mind. This traditional property offers all the benefits of the newer builds but offers more space both inside and outside the property.

All of this with a short walk to Shelly Primary School, the village pre-school, Tanbridge Secondary school, and the village shop with the convenience of Horsham being close by it is a fantastic property that needs to be viewed.



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VIEWING

If you would like to know more or would like to arrange a viewing, then please do give me a call 07464 043045