



## 34 Daux Avenue Billingshurst

A well presented detached home located in a popular residential area within walking distance to local shops and Billingshurst station.

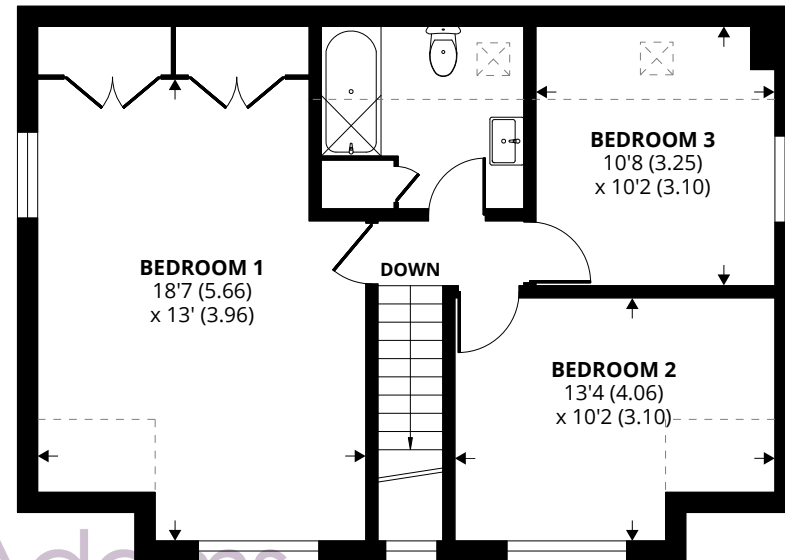
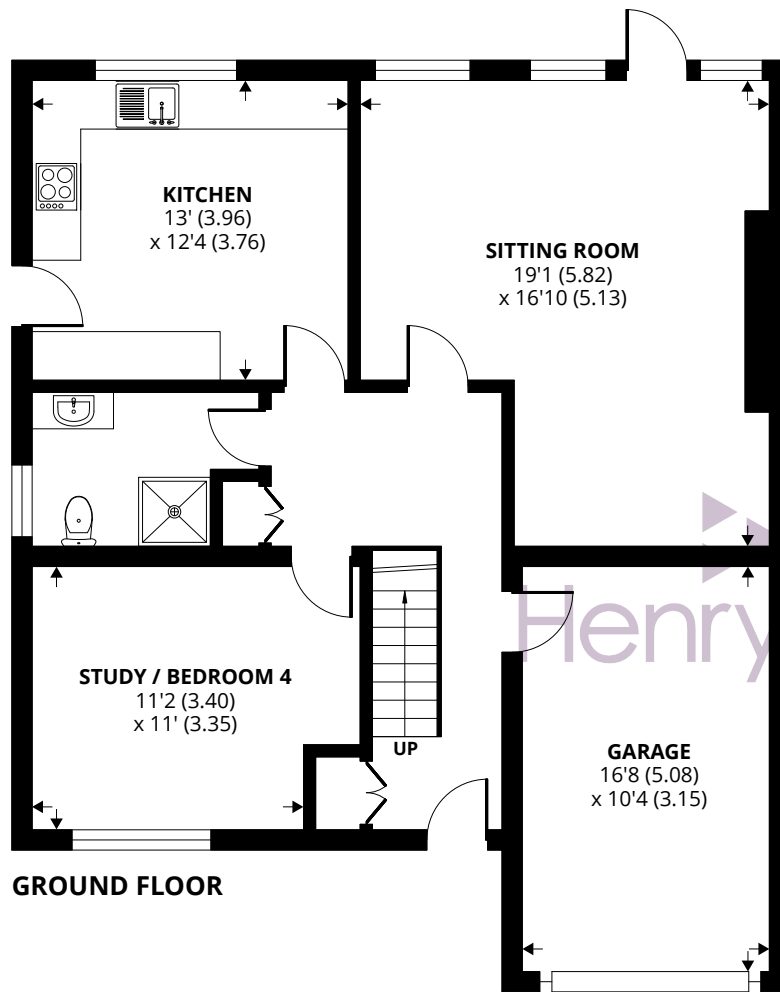


- ▶ **Three/four bedrooms**
- ▶ **Driveway**
- ▶ **Well presented throughout**
- ▶ **Sought after location**
- ▶ **Detached**
- ▶ **Garage**
- ▶ **Two Bathrooms**
- ▶ **Kitchen/breakfast room**
- ▶ **Walking distance railway station**
- ▶ **South facing rear garden**

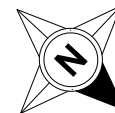
We are delighted to offer for sale this well presented and spacious detached home which offers versatile accommodation and is situated within easy walking distance to Billingshurst railway station and local shops. The accommodation comprises a spacious entrance hall with storage areas, and access to kitchen, sitting room, bathroom, bedroom four, and internal door with access to the garage. The sitting room is L-Shaped with feature wood burning fireplace and door opening onto the rear garden. The kitchen has been fitted with a range of base and wall units, integrated appliances include integrated, under-counter double oven, four-ring gas hob with extractor over, integrated dishwasher space for washing machine and fridge/freezer, door to outside, and window overlooking rear garden. Bathroom with shower cubicle, low level W.C., and wash hand basin. Bedroom four is currently used as a study/playroom, with sofa bed, but could also be used as a permanent bedroom.

The stairs rise from the hallway to the first floor landing, with doors to three double bedrooms, and family bathroom. The main bedroom is dual aspect with a range of fitted wardrobes and window to front of house. The family bathroom includes a panelled bath, wash hand basin, low level W.C., and skylight. Outside to the front the driveway provides parking for several vehicles, covered entrance porch, gated side access to rear garden. The South facing rear garden has been beautifully landscaped with an outside kitchen area, large porcelain tiled patio, partly laid lawn, shaded pergola seating area, mature trees and shrubs, and a bespoke made storage shed.





Henry Adams  
estate agents



Denotes restricted  
head height

Approximate Area = 1345 sq ft / 124.9 sq m

Limited Use Area(s) = 85 sq ft / 7.8 sq m

Garage = 169 sq ft / 15.7 sq m

Total = 1599 sq ft / 148.4 sq m

For identification only - Not to scale



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.

## Situation

The property enjoys a highly convenient location within a short walk of Tesco Express and the mainline station which provides a train service into London (Victoria approximately 65 minutes). The Weald Community School, Junior School, Infant School and leisure centre with gym and swimming pool are all nearby. The village centre, with its good range of shopping facilities, restaurants, pubs, library, post office, doctors' surgery, churches and bus services, is also within walking distance. Billingshurst is a large village situated in the heart of the Sussex Weald and surrounded by some fine countryside. The village has a good range of social and sporting facilities, the latter including tennis and bowls clubs. The village provides good links with both the M23 and M25. Horsham and Gatwick International Airport are about seven and 21½ miles respectively.

## Directions

From our Billingshurst office proceed south down the High Street heading straight over the two mini roundabouts. At the brow of the hill take the turning left into Station Road and proceed over the level crossing into Lower Station Road. Take the third turning on the left into Daux Avenue and property will be

