



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





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**£635,000**

Situated at the end of this no-through road is this extended, detached four bedroom family house, benefiting from three reception rooms and a conservatory. The hall gives access to the living room, study and dining room/snug, The large living room has been doubled in size since its original construction. There is a good sized kitchen/breakfast room with built-in double oven and hob and on the ground floor there is also a utility room and cloakroom. On the first floor the extended accommodation now gives four good sized bedrooms with all rooms having fitted wardrobes, and there is an en-suite to the main bedroom and a large family bathroom. Outside there is a garage and drive plus further parking for several vehicles towards the front of the house. The rear and side garden has a high degree of seclusion with large areas of lawn and several patios.



### Entrance

Replacement front door, to:

### Hall

Oak flooring, radiator, turning staircase to first floor with understairs storage, cloaks cupboard.

### Cloakroom

White suite comprising: w.c., pedestal wash hand basin, radiator, extractor fan.

### Living Room

Large room with an aspect to the rear, centrepiece fire surround with raised granite hearth and inset coal effect gas fire, display unit incorporating cupboards, shelving, and space for TV, two radiators, double glazed sliding doors leading to:

### Conservatory

Of brick and uPVC construction with double glazed windows, fitted blinds, power points, doors opening to patio and garden.

### Snug/Dining Room

Double glazed window, radiator, oak flooring, space for large dining table with fitted bench seat to one corner.

### Study

Oak floor, double glazed window, radiator, fitted furniture comprising: twin desks, eye-level cupboards and shelving.

### Kitchen

Worksurface with inset single drainer sink unit with mixer tap having base cupboard under, space and plumbing for dishwasher, further matching worksurface with base cupboard and drawers beneath, further worksurface with inset four ring double oven beneath, base cupboards and drawers, space gas hob with integrated for tall

fridge/freezer, range of matching eye-level units incorporating display shelving, glass and stainless steel extractor hood over hob, tiled floor, radiator, double glazed window, spot lights, door to garden.

### Utility Room

Worksurface with inset sink unit having base cupboard under, space and plumbing for washing machine and tumble dryer, wall-mounted gas fired boiler, double glazed window, tiled floor, extractor fan, radiator.

### Landing

Access to roof space, radiator, shelved and heated linen cupboard.

### Bedroom One

Double glazed window, radiator, built-in bedroom furniture comprising: one triple and one double wardrobe, matching bedside cabinets and chest of drawers.

### En-suite

A tiled shower cubicle with mixer shower, wash hand basin with mixer tap and storage under, concealed cistern w.c., fully tiled walls, chrome heated towel rail, shaver point, double glazed window, extractor.

### Bedroom Two

Double aspect room with vaulted ceiling, radiator, double glazed windows.

### Bedroom Three

Double glazed windows, radiator, built-in double wardrobe.

### Bedroom Four

Radiator, double glazed window, deep recessed wardrobe.

### Family Bathroom

This spacious room has a bath with

tiled surround and mixer tap with hand held shower attachment. Separate shower cubicle with mixer shower, wash hand basin with mixer tap, w.c., radiator, chrome heated towel rail, two double glazed windows, tiled floor.

### Garage and Drive

Brick built garage with pitched and tiled roof, electrically operated roller door, power and light and a door at the rear of the garage giving access to the garden. To the front of the garage is a drive providing additional parking. The drive continues towards the front of the property where there is additional parking for several more cars.

### Front Garden

Divided into two areas of lawn with a central path leading to the front door and the path then continues in front of the property, leading to a gate which gives access to the side and rear garden.

### Rear and Side Garden

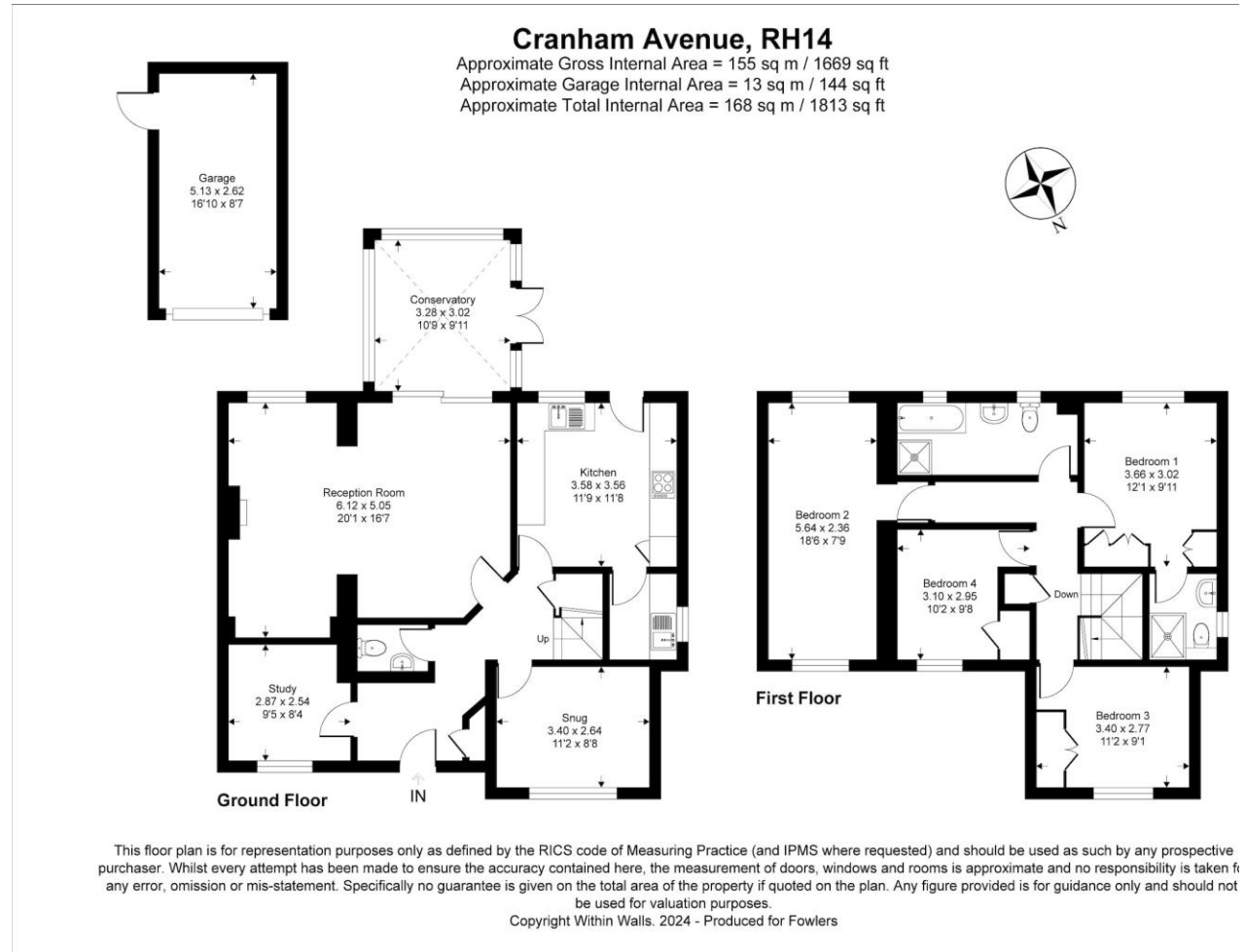
Adjacent the property is a shaped patio with a path running along the side of the conservatory leading to an additional patio. There is a good sized area of lawn with well stocked borders and an additional stepped terrace to the rear of the garage. The garden continues along one side of the property with a path running by the house which leads to a timber garden store. This side garden has a large expanse of lawn with a mature boundary to one side.

### Agents Note:

Part of the side garden is owned by Horsham District Council which the vendors have had continuous use of for the last 22 years. This arrangement can continue. We understand this land could be purchased if wished.

**EPC RATING= C.**  
**COUNCIL TAX= F.**





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



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