



Tall Trees | Monkmead Lane | West Chiltington | West Sussex | RH20 2PF





Tall Trees

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£800,000

An individual detached three bedroom bungalow occupying just under half an acre, located within this highly regarded lane. Internal accommodation comprises: spacious reception hall, dual aspect sitting room with wood burner, dining room, oak style fitted kitchen, en-suite to main bedroom, family shower room and uPVC conservatory. Outside, there is extensive driveway parking leading to detached double garage with attractive gardens and terrace to the rear offering a good degree of seclusion. No forward chain.

- Individual Detached Bungalow
- Highly Regarded Location
- Occupying approx. 0.45 of an acre
- Three Double Bedrooms
- Spacious Reception Hall
- Dual Aspect Sitting Room
- Dining Room
- Oak Style Fitted Kitchen
- uPVC Conservatory
- En-suite Bathroom to Main Bedroom
- Family Shower Room
- Attractive Gardens and Terrace
- Detached Double Garage
- Extensive Driveway Parking
- No Forward Chain
- Viewing Recommended

Entrance Panelled wooden double doors leading to:

Reception Hall Parquet wood block flooring, built-in cloaks cupboard, shelved storage cupboard, radiator.

Dual Aspect Sitting Room 17' 2" x 15' 6" (5.23m x 4.72m) Double glazed leaded light circular window bay, feature cast iron wood burning stove with slate hearth and stone surround with mantel over, parquet wood block flooring, radiator, archway through to:

Dining Room 13' 2" x 9' 11" (4.01m x 3.02m) Dual aspect leaded light double glazed windows, radiator, parquet wood block flooring.

Kitchen 16' 11" x 8' 11" (5.16m x 2.72m) Range of oak style wall and base units with black granite working surfaces, inset one and a half bowl single drainer sink unit with mixer tap, electric Aga and grill with hotplate and extractor over, fitted breakfast bar with granite working surface with under-seating, wall-mounted 'Worcester' boiler, plumbing for washing machine, tiled flooring, stable door leading to:

Conservatory 17' 9" x 13' 5" (5.41m x 4.09m) Of brick and double glazed construction, tiled flooring, wall-mounted electric heaters, double doors leading to gardens.

Bedroom One 13' 6" x 11' 11" (4.11m x 3.63m) Dual aspect leaded light double glazed windows, built-in wardrobe cupboards, door leading to:

En-Suite Shower Room Corner Jacuzzi bath, separate shower cubicle, low level flush w.c., pedestal wash hand basin, fully tiled walls, shaver point, extractor fan, concealed spot lighting.

Bedroom Two 10' 0" x 9' 5" (3.05m x 2.87m) Radiator, leaded light double glazed windows, built-in floor to ceiling sliding wardrobe cupboards.

Reception Room/Bedroom Three 10' 6" x 9' 9" (3.2m x 2.97m) Radiator, leaded light double glazed French doors leading to garden.

Family Shower Room Built-in shower with fitted shower attachment, low level flush w.c., inset wash hand basin, radiator.

Outside

Front Garden Automatic remote control five bar wooden gates leading to extensive gravelled parking area, shaped lawned areas with attractive flower and shrub borders and mature trees.

Detached Double Garage 17' 10" x 16' 10" (5.44m x 5.13m) Power and light, automatic door, adjoining timber shed with stable door.

Rear Garden Large raised decked terrace and balcony with steps down to lawned area, screened by mature trees and shrubs.

EPC Rating: Band D.





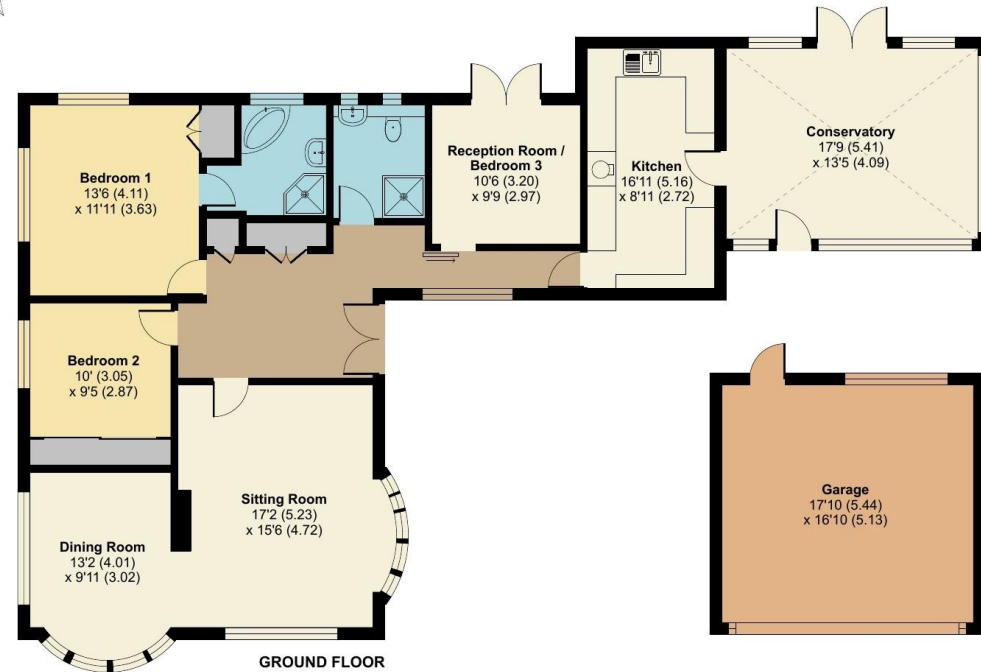
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Approximate Area = 1528 sq ft / 141.9 sq m

Garage = 300 sq ft / 27.8 sq m

Total = 1828 sq ft / 169.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Fowlers Estate Agents. REF: 1122392



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