



13 Greenfield Way | Storrington | West Sussex | RH20 4PY







# 13 Greenfield Way

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£535,000

Situated within easy distance of the village centre is this well presented and spacious three double bedroom detached family home. The current owners are the second owners since it was built over 45 years ago. It benefits from a good sized dual aspect sitting room, kitchen with integrated appliances including a 'NEFF' fan assisted oven, separate dual aspect dining room and also a downstairs shower room. To the first floor there are the three double bedrooms, with the main bedroom having a large dressing room, and family shower room. Outside, the attractive well kept gardens have some lovely shrubs and plants including Azaleas in various colours. There is off road parking leading to an integral garage.

- Detached Family Home
- Three Double Bedrooms
- Spacious Accommodation
- Dual Aspect Sitting Room
- Separate Dual Aspect Dining Room
- Kitchen with fitted appliances
- 'NEFF' fan assisted oven
- Ground Floor Shower Room
- Large Dressing Room to Bedroom 1
- Shower Room
- Well Kept Gardens
- Various Shrubs and Plants
- Off-road Parking
- Integral Garage
- Easy Distance to the village centre
- Viewing Recommended



**Entrance** uPVC double glazed front door to:

**Entrance Hall** Radiator, understairs storage cupboard.

**Ground Floor Shower Room** Low level flush w.c., pedestal wash hand basin, radiator, fully tiled walls, wall-mounted electric heater, fully enclosed shower cubicle with folding glass and chrome screen.

**Dual Aspect Sitting Room 21' 3" x 13' 2" (6.48m x 4.01m)** Two radiators, double glazed windows, fitted electric log effect fire, sliding patio doors leading to rear garden.

**Dining Room 14' 0" x 11' 4" (4.27m x 3.45m)** Oak flooring, two radiators, double glazed window and floor to ceiling window overlooking garden, part glazed double doors leading to:

**Kitchen 14' 0" x 9' 2" (4.27m x 2.79m)** Range of wall and base units, wood block style working surfaces with range of drawers and cupboards under, integrated fridge and freezer, 'NEFF' fan assisted oven, separate grill and microwave, inset four ring electric hob with extractor over, further range of eye-level cupboards, integrated dishwasher, double glazed windows

overlooking rear garden, radiator, part double glazed door leading to side access.

**Stairs to:**

**First Floor Landing** Radiator, floor to ceiling double glazed window, shelved linen cupboard housing factory insulated copper cylinder with fitted immersion, cupboard housing 'Worcester' boiler.

**Bedroom One 14' 6" x 9' 0" (4.42m x 2.74m)** Radiator, double glazed window, built-in wardrobe cupboards, archway through to:

**Large Dressing Room 10' 0" x 7' 4" (3.05m x 2.24m)** Built-in sliding mirrored wardrobe cupboards, radiator.

**Bedroom Two 14' 8" x 10' 0" (4.47m x 3.05m)** Radiator, built-in wardrobe cupboards, double glazed window.

**Bedroom Three 11' 9" x 11' 3" (3.58m x 3.43m)** Radiator, built-in wardrobe cupboard, double glazed window.

**Shower Room** Large walk-in double shower with fitted glass and chrome screen, fully tiled walls, inset wash hand basin with toiletries cupboards under, low level flush w.c., heated towel rail, extractor fan.

**Outside**

**Front Garden** Shaped lawned area, paved driveway leading to:

**Integral Garage** Up and over door, power and light, space and plumbing for washing machine.

**Side Garden** Stone paved side access with timber storage shed, double glazed door accessing garage.

**Rear Garden** Paved terraced area, steps up to shaped lawned areas, attractive raised flower and shrub borders, screened by fence panelling.

**EPC Rating:** Band D



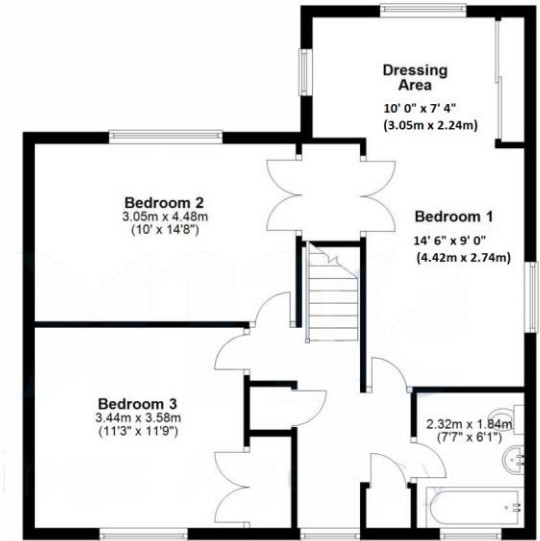




**Ground Floor**  
Approx. 75.6 sq. metres (814.1 sq. feet)



**First Floor**  
Approx. 63.1 sq. metres (679.3 sq. feet)



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



**Managing Director:**  
Marcel Hoad

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