



Stanford Way, Broadbridge Heath, Horsham, RH12 3LH.
Guide Price £425,000 Freehold


MARTIN&CO

- Three Bedroom Family Home
- Contemporary Specification
- Extended Accommodation
- Patio Garden to Front and Rear
- Gas Central Heating
- EPC D
- Garage in Block
- Log Burner

A modern three bedroom family home set in this popular close, extended kitchen/family room that leads onto the terrace garden. Garage in block, lovely village location close to amenities.



Nestled in a tucked away close of family homes, this property has been extended on the ground floor to provide a contemporary living space.

The entrance hall gives access to the front aspect living room with log burner, the kitchen/family room has been extended to provide a large open space perfect for the modern family, fitted with a range of wall and base units, fitted oven and hob with extractor above, space for fridge/freezer and leading into the family area with double glazed patio leads leading out onto the rear terrace.



There is also a useful downstairs wc.

Moving to the first floor there are three good bedrooms and a family bathroom.

Outside

The front garden is enclosed and laid to paving with the rear garden also laid out for ease of maintenance being paved and having space for outside dining, and entertaining family and friends.

Garage in block

Material Facts

Price: £425,000

Tenure: Freehold

Council Tax Band: Band C
Horsham District Council

EPC Rating D
Property Type: Terrace House

Mains Services: Gas/Electricity/Water/Drainage
Heating Type: Gas Central Heating

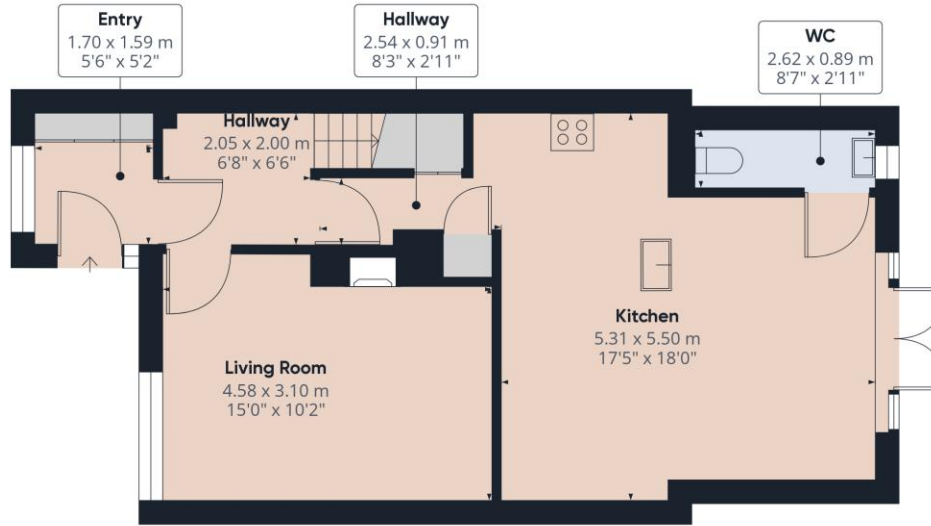
Broadband information: Between 6 Mbps and 1000 Mbps
Fibre to Property

Mobile Coverage: Average with all providers

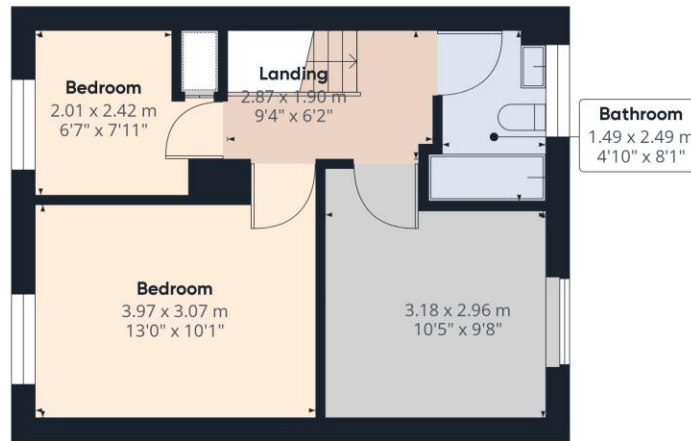
Parking Type: On road and Garage in Block

Flood/Erosion Risk:
Rivers and Sea: None
Surface Water: Low





Ground Floor



Floor 1



Approximate total area⁽¹⁾

91.22 m²

981.89 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

