



17 Hall Hurst Close, Loxwood RH14 OBE
£595,000



ROGER COUPE
your local property experts

ESTATE AGENT
Est. 1991



17 Hall Hurst Close, Loxwood

- Two bathrooms
- No onward chain
- Detached, double fronted family home
- Parking and garage
- Three double bedrooms
- Two reception rooms

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: A



17 Hall Hurst Close, Loxwood

A well presented, detached, double fronted, modern family home situated in a small cul de sac in the heart of this popular West Sussex village. Built approximately 15 years ago, this attractive family home features a welcoming reception hall, double aspect sitting room with doors to the garden, kitchen/dining room with utility room off and cloakroom completing the ground floor. On the first floor, there are three double sized bedrooms with the principal bedroom having an ensuite shower room and a family bathroom completes the first floor. Outside, the property is approached via a tarmacadam driveway leading to a single garage. The garden to the rear has a paved patio stepping onto lawns, with flower and shrub borders around. The property is offered for sale with no onward chain.

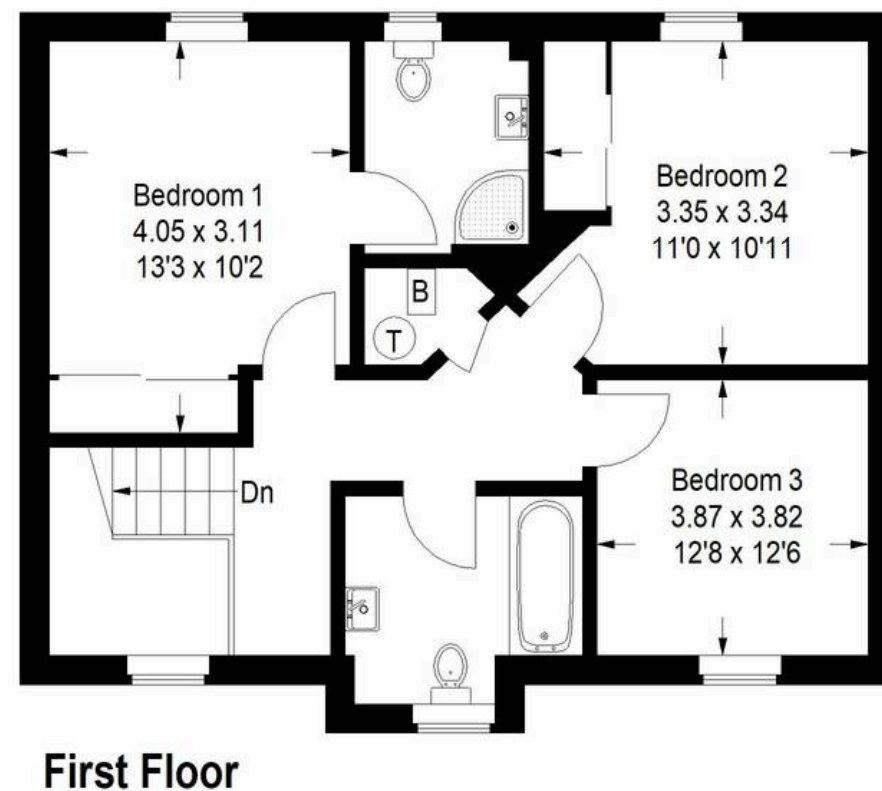
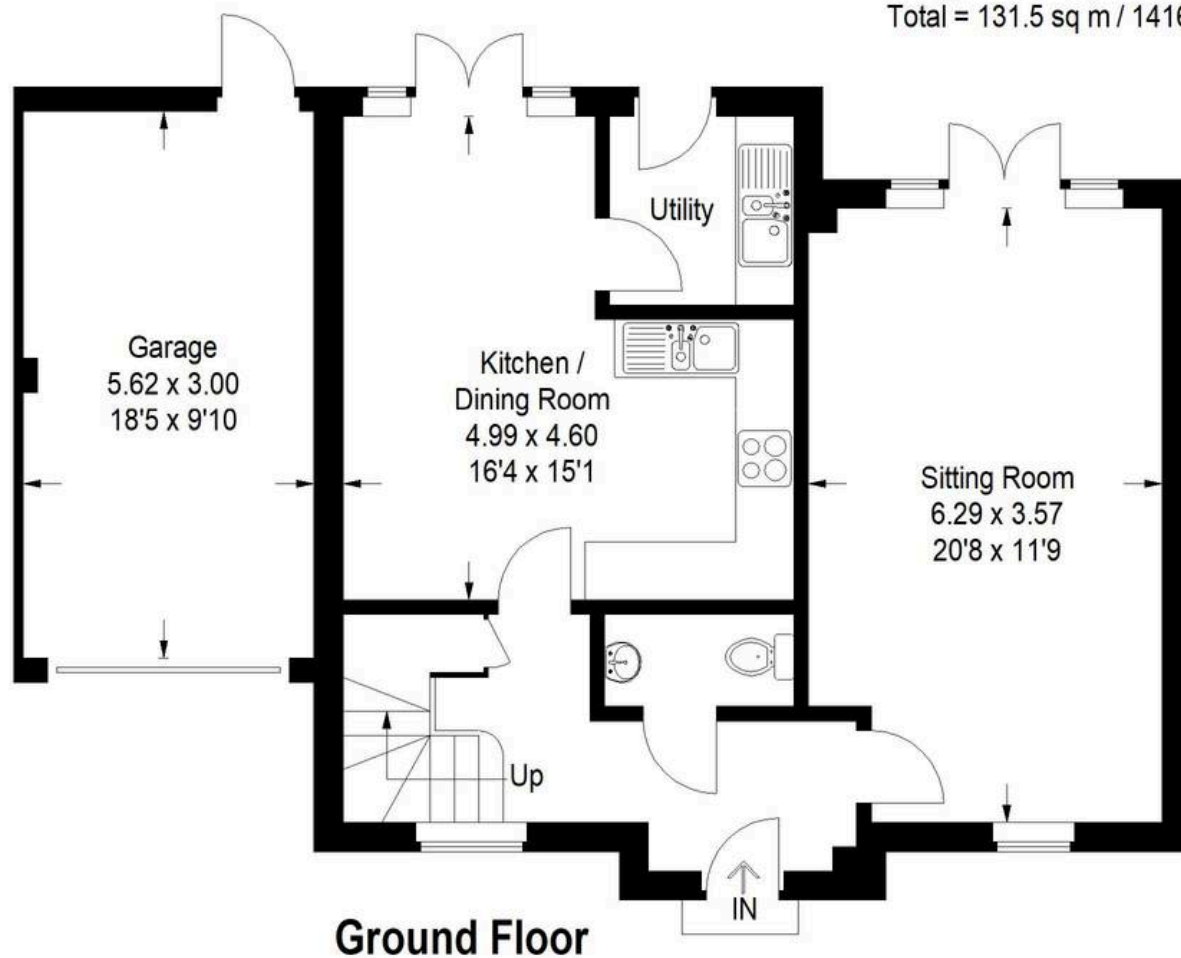




Hall Hurst Close, Loxwood



Approximate Gross Internal Area
 Ground Floor = 60 sq m / 646 sq ft
 First Floor = 54.4 sq m / 586 sq ft
 Garage = 17.1 sq m / 184 sq ft
 Total = 131.5 sq m / 1416 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Roger Coupe Estate Agent

Roger Coupe Estate Agent, 151 High Street - GU6 8BB

01483268555 • housesales@rogercoupe.com • www.rogercoupe.com



For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and we have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose.