



Kitchen



Dining Room



Sitting Room



Principal Bedroom



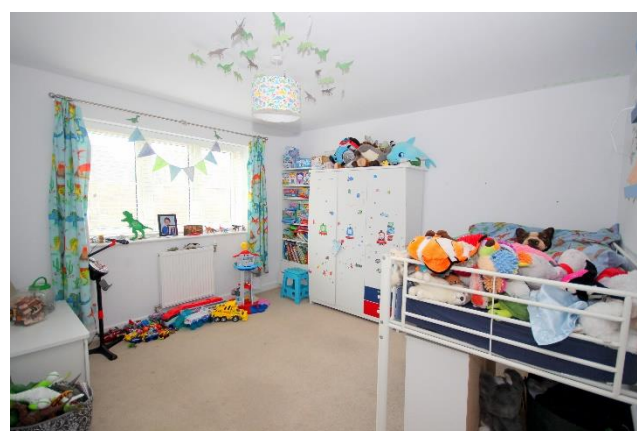
Principal Bedroom – view 2



En-Suite



Bedroom 2



Bedroom 3



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27 COOK WAY, BROADBRIDGE HEATH, HORSHAM,
WEST SUSSEX, RH12 3US.
PRICE £650,000 FREEHOLD



Courtney Green are delighted to be offering for sale this spacious detached family residence located in a private tucked away close shared with only two other properties, on the popular Wickhurst Green development within two miles of Horsham town centre. The property boasts a generous principal bedroom suite with dressing area and en-suite shower room, a guest bedroom with en-suite shower and two further bedrooms and a family bathroom on the first floor. Downstairs there is a spacious hall with cloakroom, lovely double aspect living/family room and a good size kitchen/dining room. To the front of the property there is parking leading to a large 33ft tandem garage. The rear garden is of a good size and has a westerly aspect.

Ref: 21/4994/29/03



The accommodation comprises:

Front Door to Entrance Hall Radiator, wood effect Amtico flooring, under stairs cupboard.

Spacious Cloakroom Frosted double glazed rear aspect, vanity shelf with inset wash hand basin having chromium mixer tap, back to wall WC with chromium dual flush, recess storage, half tiled walls, mirror, radiator, cloaks hanging area, ceramic tiled flooring.

Living/Family Room Double glazed double aspect to the front and rear with bay to front and French doors to the rear garden, two radiators, Amtico wood effect flooring, satellite/tv/FM/DAB console, telephone point.

Kitchen/Dining Room Double glazed bay front aspect and double glazed rear aspect with French doors to the garden, two radiators. The kitchen area is fitted with a range of base and wall mounted cupboards and drawers in cream high gloss finish and lime wood effect trim, granite worktop surfaces and upstands incorporating a 1 1/2 bowl Franke sink, chromium monobloc tap, SMEG touch control electric hob with glass splashback and extractor hood over, eye level double oven, SMEG integrated fridge/freezer, washing machine and dishwasher, ceramic tiled flooring, pelmet lighting and downlighting. The dining area is fitted with Amtico wood effect flooring.

The staircase from the hallway rises to the

First Floor Landing With loft hatch, double glazed rear aspect, airing cupboard. Double doors to

Principal Bedroom Suite Double glazed triple aspect, two radiators, two double width wardrobe cupboards with sliding doors, loft hatch, downlighting, door to

En-Suite Shower Room Frosted double glazed rear aspect, over sized shower cubicle, chromium thermostatic shower control, wall bracket and hand shower, tiled walls, vanity shelf with inset wash basin, chromium mixer tap, back to wall WC with chromium dual flush, recessed storage, half tiled walls, full width mirror, chromium towel warmer, down lighting, ceramic tiled flooring, extractor fan.

Bedroom 2 Double glazed front aspect, two radiators.

En-Suite Shower Room With oversized shower cubicle, chromium thermostatic shower control, wall bracket and hand shower, tiled walls, vanity shelf with inset wash hand basin, chromium mixer tap, back to wall WC, chromium dual flush, recessed storage, half tiled walls, inset mirror, chromium towel warmer, downlighting, ceramic tiled flooring, extractor fan.

Bedroom 3 Double glazed front aspect, radiator.

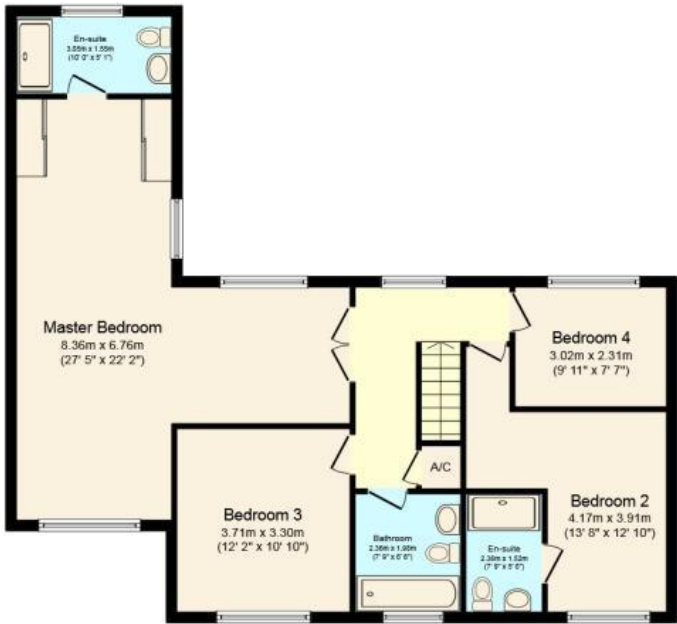
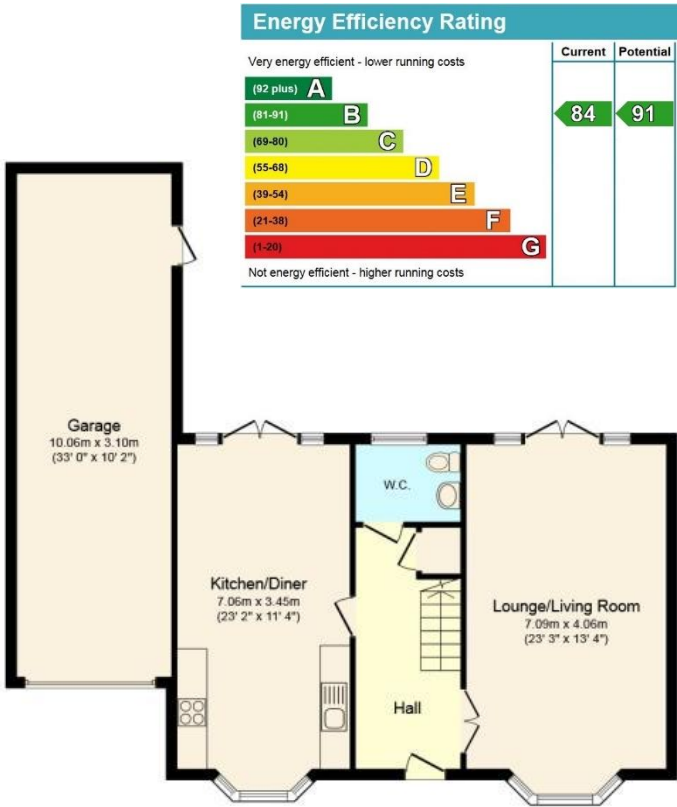
Bedroom 4 Double glazed rear aspect, radiator.

Family Bathroom Frosted double glazed front aspect fitted with a panel bath with chromium thermostatic control for bath and hand shower, vanity shelf with inset wash hand basin, chromium mixer tap with back to wall WC with chromium dual flush, recess storage, half tiled walls, ceramic style flooring, mirror, downlighting and extractor fan, chromium towel warmer.

OUTSIDE

The front garden has a hedge border, area of lawn and pathway leading to the front door. Gated side access leads to the rear garden which comprises full width paved patio and lawn, outside light, corner children's play area with oak chippings. Parking to the front leads to integral **Tandem Garage** with metal up and over door, power and light, wall mounted Baxi gas fired boiler, side personal door to the rear garden.

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Total floor area 191.0 sq. m. (2,056 sq. ft.) approx