



56 Acorn Avenue, Cowfold

Guide Price £315,000

 **Henry Adams**
estate agents

56 Acorn Avenue

Cowfold, Horsham

Well presented two bedroom end of terrace house with conservatory, garage and off road parking located in the village of Cowfold.

The property comprises entrance porch with door leading on to the hallway. The kitchen has a range of wall and base units with freestanding appliances. The light and airy lounge has hard flooring and leads onto the conservatory through sliding doors where there is room for a dining table.

The first floor has two bedrooms with fitted wardrobes to bedroom two and a modern bathroom with walk in shower WC and basin. The property benefits from solar panels an air source heat pump and air conditioning.

There is side gated access to the rear garden which is laid to an artificial lawn bordered by trees and shrubs and there is a paved seating area, gate to the rear of the garden which leads out to the garage with remote control electric door and two parking spaces.

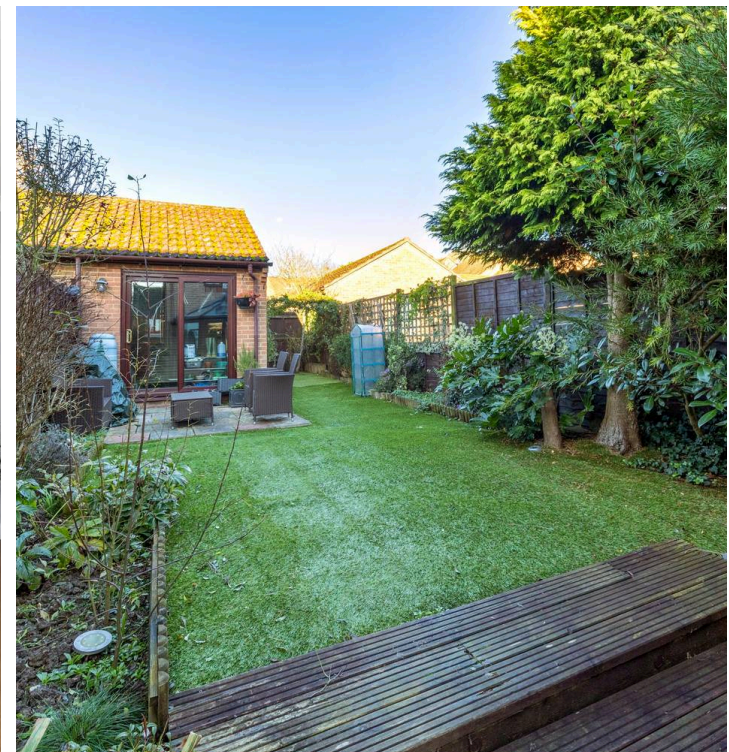
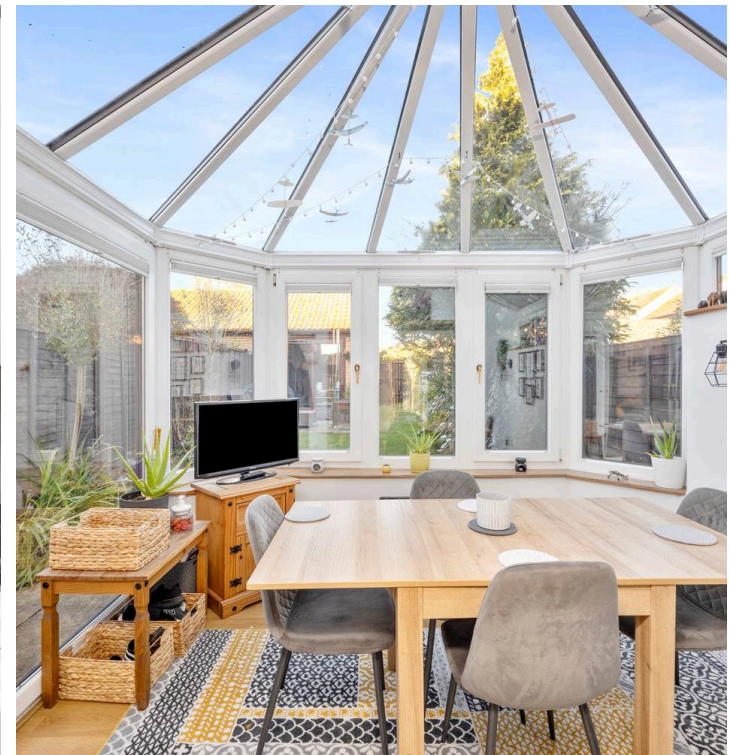
Council Tax band: C

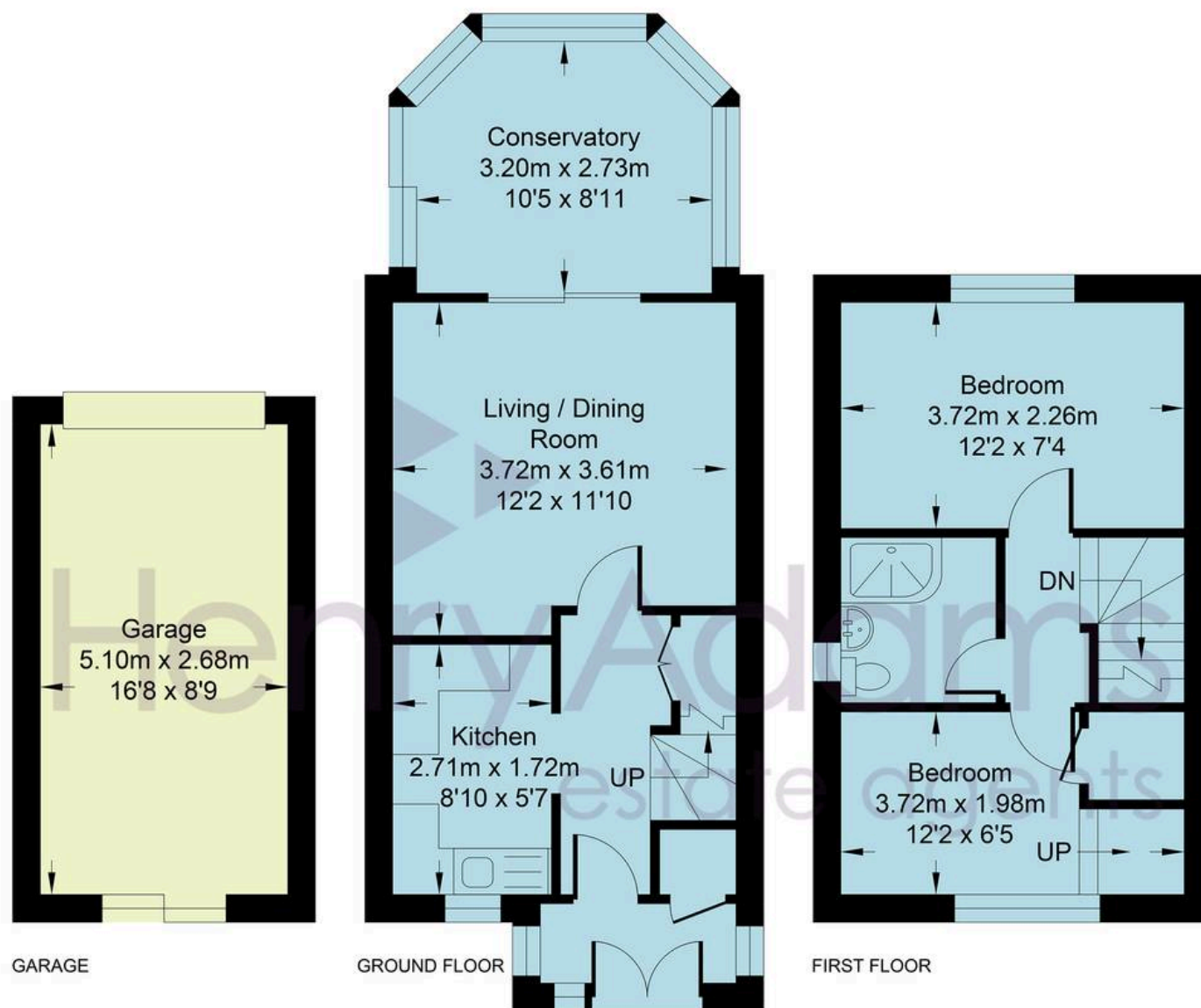
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Conservatory
- Village Location
- Well Presented
- Front and Rear Garden
- Private Parking
- Access to the Countryside
- Nearby Horsham and Haywards Heath Town Centres
- Air Source Heat Pump and Solar Panels
- Garage with Remote Control Electric Door





Acorn Avenue

Approximate Area = 628.18 sq ft / 58.36 sq m

Garage = 147.14 sq ft / 13.67 sq m

Total = 775.32 sq ft / 72.03 sq m

For identification only - not to scale



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.