



44 Acorn Avenue, Cowfold

Guide Price £299,950

44 Acorn Avenue

Cowfold, Horsham

A delightful well presented two bedroom semi detached house with garage en bloc located in the village of Cowfold.

The accommodation comprises canopied front door with external cupboard storage space, leading through to sitting room/dining room with understairs storage and sliding patio doors leading out to the back garden. Off the dining room is an archway into the modern kitchen with splashback and has a range of wall and base units with integrated electric oven and ceramic hob.

The first floor landing hosts the airing cupboard, which houses the hot water tank. There is an access hatch to the insulated loft which is part boarded for storage. The property has two bedrooms, the large principal bedroom has double front facing windows creating a bright and airy space. There is a spacious integrated wardrobe for plenty of storage. The second bedroom looks out to the back garden and, whilst currently used as a home office, it is spacious enough for a double bed. There is a modern bathroom with bath, electric power shower, basin, WC and fitted chrome electric towel heater.

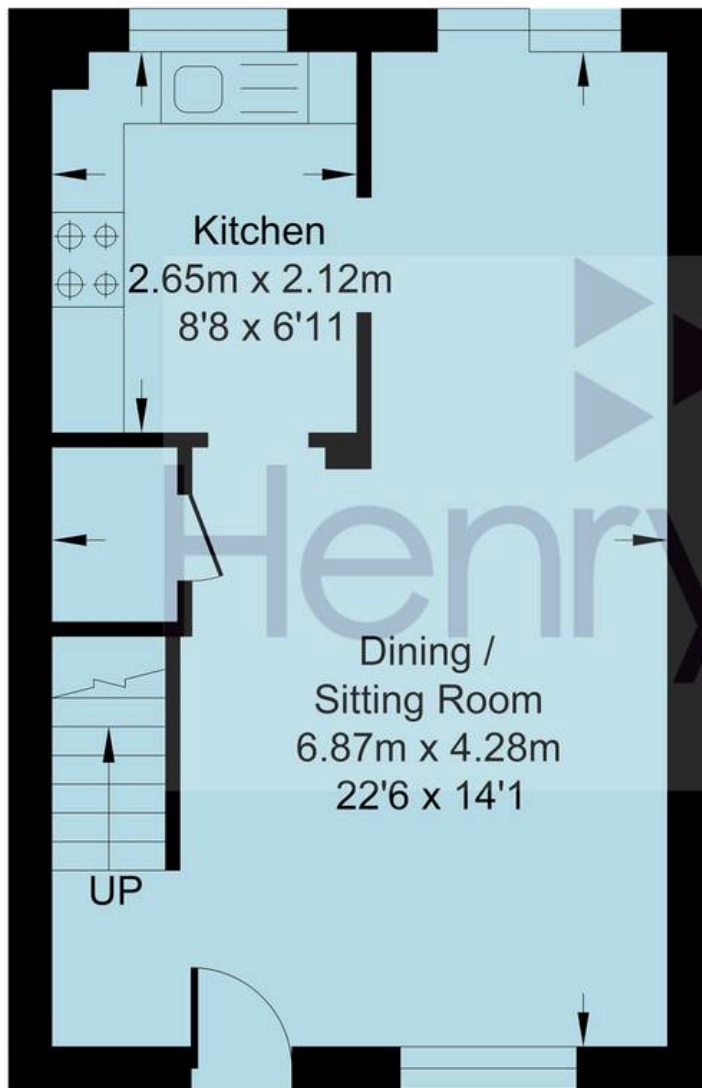
There is side gated access to the rear garden with a paved path alongside the side of the property, the garden is laid to lawn bordered by shrubs and there is a paved seating area. The property has a single garage en bloc.

Council Tax band: C

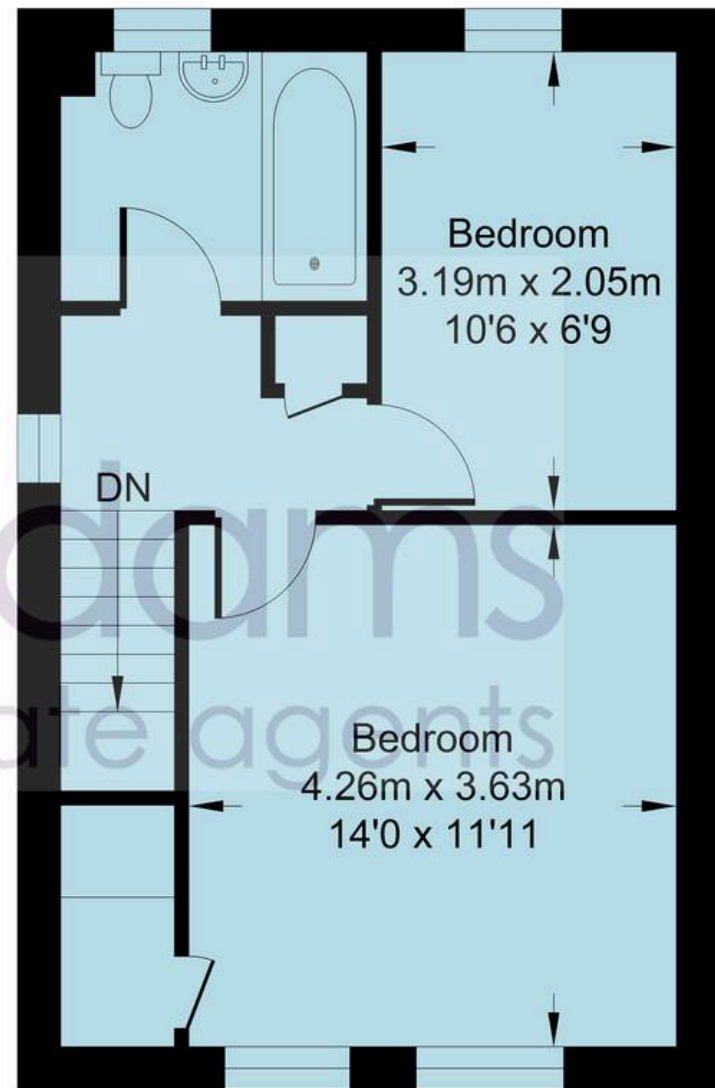
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





GROUND FLOOR



FIRST FLOOR

Acorn Avenue

Approximate Area = 637.65 sq ft / 59.24 sq m

Total = 637.65 sq ft / 59.24 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.