



1 Glenthorne Henfield Road, Cowfold

Guide Price £450,000



# 1 Glenthorne Henfield Road

Cowfold, Horsham

A charming period property located in the sought after location of Cowfold. This property currently offers two bedrooms but could be converted to three (subject to any necessary planning or building regulations). The property is approached via a path. On entering the property, you will notice the classic period design with a front sitting room with multi fuel feature fireplace and bay window overlooking the front garden. Back to the entrance hall there is a good sized storage cupboard as well as plenty of room for storage under the stairs. There is also a dining room again with more built in storage and double doors out to the garden. There is a door leading from the dining room to the kitchen which is fitted with a washing machine, dish washer as well as induction hob and electric oven with a range of wall and floor units and window over the sink looking out to the courtyard area of the garden. Continuing further into the property there is a utility area with ample storage and houses the boiler access to the downstairs W.C with sink is via the utility room.

Upstairs there are two double bedrooms with the principle benefitting from built in storage. The second bedroom has a natural place for a wardrobe and window overlooking the garden. There is also the landing leading down the the family bathroom which is modern and offers bath with wall mounted shower, W.C and sink as well as airing cupboard. Outside the front garden is mainly laid to lawn interspersed with shrubs and bushes. To the rear is a patio courtyard area ideal for al-fresco dining leading to the garden which is mainly laid to lawn with well stocked mature borders. There is a summer house at the end of the garden. Security lights are fitted on front, side and rear of property.

Council Tax band: D Tenure: Freehold

EPC Energy Efficiency Rating: D





## Henfield Road

Approximate Area = 984.46 sq ft / 91.46 sq m

Outbuilding Area = 54.68 sq ft / 5.08 sq m

Total = 1039.14 sq ft / 96.54 sq m

For identification only - not to scale





## Henry Adams - Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham - RH12 1BP

01403 253271

[horsham@henryadams.co.uk](mailto:horsham@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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.