



Weston Avenue, Broadbridge Heath

Guide Price **£735,000**


Henry Adams
estate agents

Weston Avenue

Broadbridge Heath, Horsham

A delightful well presented modern three bedroom property situated in a sought after location in Broadbridge Heath. The property which is approximately 7 years old has been improved and extended by the current owners to create a welcoming blend of open plan rooms and space. The property is also located in an ideal situation for access to nearby countryside including the Downs Link as well as a selection of well regarded schools. From entering you will notice a spacious hallway with a study to the right hand side. This could also be used as a playroom if required. To the left is the sitting room with a feature fireplace in the centre. The owners have also opened the room and put in sliding doors that lead through to the open plan family kitchen/breakfast room. This gives the ability to open up or close the rooms to make a more intimate area. The kitchen/breakfast room at the back of the property is a modern kitchen with a range of floor and wall units with work services and integrated appliances including an oven, gas hob, dishwasher, fridge/freezer. This then is looking out onto the garden. At the dining room end of the room the property then is extended into a snug maximising space and bringing the garden into the property.





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Approximate Area = 1620 sq ft / 150.5 sq m

Garage Area - 196 sq ft / 18.2 sq m

Total = 1816 sq ft / 168.7 sq m

For identification only - not to scale





To the first floor; there is an excellent arrangement of bedroom and bathrooms that have given the current owners what they need by converting one of the bedrooms into a dressing room. This could easily be changed back if required. The principle bedroom benefits from a luxury ensuite bathroom with a large walk in shower. A second generously proportioned double bedroom enjoys an aspect to the front of the property and features an ensuite shower room, there is a further bedroom and a well equipped family bathroom. The property has driveway parking for several cars leading to the garage with up and over door with ample storage. There is gated access leading to the landscaped rear garden laid to lawn with a tiled patio terrace area which is ideal for outdoor dining and entertaining.

- Detached Three Bedroom Family Home
- Living Room with Fireplace and Double Doors
- Utility / Cloakroom off of the Kitchen
- Versatile Downstairs Room for Study / Playroom / Bedroom
- Private Garden with Patio Area and Pergola Seating Area
- Modern Decor Throughout
- Garage and Driveway with Parking for Several Vehicles
- Spacious Open Plan Kitchen / Dining Area
- Close to Well Regarded Schools
- Access to Horsham Town Centre and Mainline Train Station

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







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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.