



hamlyn
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Borrer Drive, Henfield, BN5 9FQ

Guide price
£425,000 - £450,000

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3 Bedrooms



1 Reception



2 Bathroom

Hamlyn Smith are delighted to present this semi-detached three-bedroom house on a popular private estate in Henfield, with a west-facing garden, a garage and off-street parking.

- Modern three bedroom house
- Two bathrooms
- Semi-detached
- Drive and garage
- West Facing garden
- Sought after village location





This popular private estate is located on the edge of Henfield village in a semi-rural location. The estate has been thoughtfully designed and landscaped and the houses are laid out to allow for maximum privacy, with the front of this house looking out onto open space. Just the corner, in the middle of the estate is a children's playground. All the amenities of the busy village of Henfield are close by and there are country walks on your doorstep. Two minutes from the house you can join the Downs link cycle and footpath which runs from Shorham to Guildford. The popular Cabin at Berrett's Farm, just off the pathway, serves tea and coffee, where you can sit at the picnic tables and enjoy the fantastic views at the end of a long walk. Henfield is a busy village with all the usual amenities, including local shops, a supermarket, four pubs, numerous cafes, its own school and a thriving public library.

This fantastic three-bedroom house has a favoured west-facing garden as well as a garage and private drive. On the ground floor is a modern kitchen with hi-gloss units and an attractive wood effect worksurface, a stainless steel splashback. There is space for a gas hob with a stainless steel oven and a largeridge freezer. There is also room in the kitchen for a small breakfast table but you could equally have a dining table in the adjacent living room which is extremely spacious. In the living room, double doors with windows on either side give a lovely outlook onto the good size garden which is west facing meaning you can enjoy the sun into the early evening. There is also a downstairs WC. Upstairs the back of the house overlooking the garden and has an ensuite shower room with a modern white suite. All the windows are double glazed as you would expect from a recently built property.



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