



hamlyn
smith.

Upper Station Road, Henfield, BN5 9PH

£700,000

hamlyn smith.



4 Bedrooms



2 Receptions



2 Bathrooms

Timberley is a beautifully extended and improved, detached, three-bedroom house, which has been a cherished family home for the current owners for many years. Offering spacious living accommodation, this well-maintained property benefits from a large garden, a double garage, and off-street parking for at least two vehicles. The addition of a versatile annexe provides many possibilities for additional living space or a home office.

- Four bedroom family home
- Double garage and drive
- Good sized rear garden
- WC accessible ground floor living quarters
- Well presented throughout
- Scope to extend further

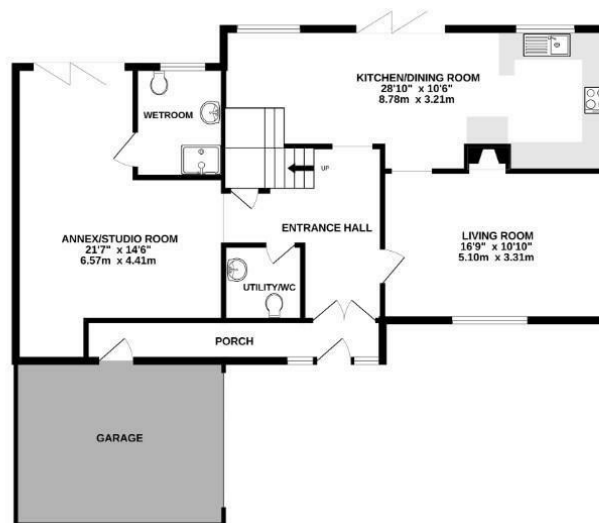




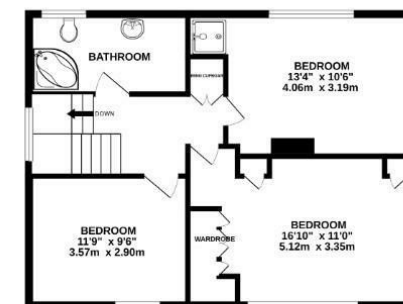
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GROUND FLOOR
976 sq.ft. (90.7 sq.m.) approx.



FIRST FLOOR
611 sq.ft. (56.8 sq.m.) approx.

TOTAL FLOOR AREA: 1588 sq.ft. (147.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This is an exciting opportunity to own a modern and generously proportioned, detached house in Henfield, only a short stroll from the centre of the village and with a large garden and garage. The annexe was thoughtfully created during the house's extension and is wheelchair accessible, has a wet room, and its own access to the garden. The main room of the annexe, measuring over six metres in length, offers excellent potential for a variety of uses. It would make a fantastic home office, a spacious additional reception room, or a games room. With its own bathroom, this flexible space could also be reconfigured into a bedroom, perfect for an elderly relative, a young adult, or as an independent living area.

The front door of the property opens to a porch which extends along the side of the house to give internal access to the double garage. Once inside the spacious main entrance hall, there is an attractive staircase rising to the first floor. To your right, you'll find the living room, which has a large south-facing window and a cosy fireplace. A wide opening leads to the kitchen/dining room, which is a stunning room across the rear of the property, with bifold doors and windows onto the beautiful garden. The kitchen is equipped with modern gloss units, glass splashbacks, and high-quality integrated appliances, including an AEG oven, with a separate grill and microwave, an integrated fridge, and a Neue dishwasher. For added convenience, a second sink at a lower level has been installed, making it ideal for wheelchair users or young children helping out in the kitchen. The washing machine is housed separately, in the utility room off the entrance hall, where there is also a WC and handbasin.

From the kitchen/dining room, the bi-fold doors open to a large garden. There is a spacious patio area for outdoor dining in the summer, as well as a good-sized lawn bordered by mature shrubs and small trees. Side access to the garden is also available.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom, located at the front of the property, has built-in cabinetry and wardrobe space. The bathroom is generously sized, with a large corner bath and there is a separate shower in the second bedroom. All rooms are arranged around a central landing, which is light and airy thanks to a large window above the stairs. The house has a Glow Worm Energy 30r boiler with an unvented indirect cylinder in the airing cupboard, and the windows are double-glazed.

Henfield High Street, has a wide variety of local shops, pubs and cafés, as well as a library, a post office and medical centre. There are exceptional opportunities for walking in the local area, on the Downs Link path either towards Shoreham and the coast, or inland to Guildford. Henfield also has its own primary school. A short drive over Devil's Dyke brings you to the outskirts of Brighton in only 15 minutes.

