

Sunningdale Upper Station Road

Henfield, BN5 9PH

Asking price £875,000

This spacious detached home has been skilfully improved by the present owners to create extra living accommodation and a far more contemporary living space on the ground floor.

There is a welcoming entrance porch leading to the main hallway with cloakroom. The original kitchen has been substantially extended across the rear to provide a fantastic open plan kitchen dining and living space. This area of the house is further enhanced by large patio doors opening onto the beautifully landscaped rear garden and a separate utility room. Other features on the ground floor include a double aspect sitting room with a cosy study room off. There is also a further reception room providing a snug or additional ground floor bedroom space if required.

On the first floor there is a spacious master bedroom with Juliet balcony and wonderful contemporary en-suite bathroom. Bedroom two also has an en-suite shower room. The two remaining bedrooms are served by the family bathroom. Three of the four bedrooms have fitted wardrobe cupboards.

Externally, the gardens are large, and have been landscaped to provide all year round colour and delightful areas to sit and enjoy. To the rear garden is a recently installed insulated garden room of timber construction with power and light opening onto a sizeable paved patio and seating area. There is also a further large shed/workshop also with power and light.

To the front, the property is approached via a timber five bar gate with parking for 5/6 vehicles and turning available on the brick paved driveway. There is also an attractive area of front garden providing seasonal colour and lawn and access to the integral single garage. The property is well screened from the road with mature beech hedging.



- Beautifully Improved & Extended Detached Family Home
- Large Landscaped Gardens wrapping around the property
- 3 Bathrooms
- Fabulous Open Plan Kitchen Dining Room
- Upgraded Wiring & Plumbing of 2022.
- Sought After Non-Estate Position
- 4 Bedrooms
- 3 Reception Rooms
- Garden Studio Building Room
- Close to Facilities

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
England & Wales	EU Directive 2002/91/EC	

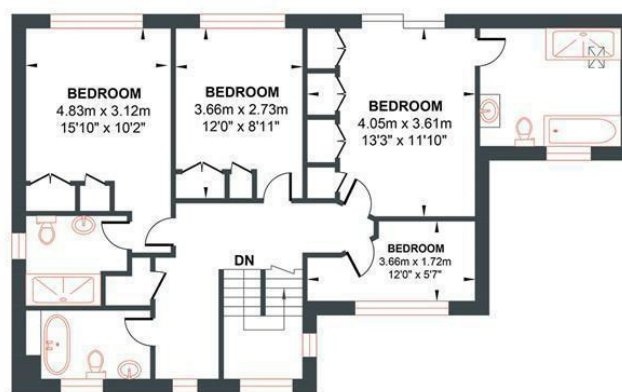
UPPER STATION ROAD

Approximate Gross Internal Area = 200.91 sq m / 2162.57 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



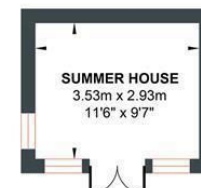
GROUND FLOOR

Approximate Floor Area
 1247.96 sq ft
 (115.94 sq m)



FIRST FLOOR

Approximate Floor Area
 803.31 sq ft
 (74.63 sq m)



OUTBUILDING

Approximate Floor Area
 111.29 sq ft
 (10.34 sq m)

