

97 Meadow Drive

Henfield, BN5 9FG

Offers in excess of £600,000

This most attractive 4 bedroom link detached house is situated in a quiet location on the edge of the development overlooking a green area and the open fields beyond. The owners have converted part of the garage to provide a useful office space or playroom.

The property built by Charles Church comprises: cloakroom, good size kitchen / dining room, office / playroom, utility room, dual aspect living room, master bedroom with ensuite shower room, 3 further bedrooms and family bathroom.

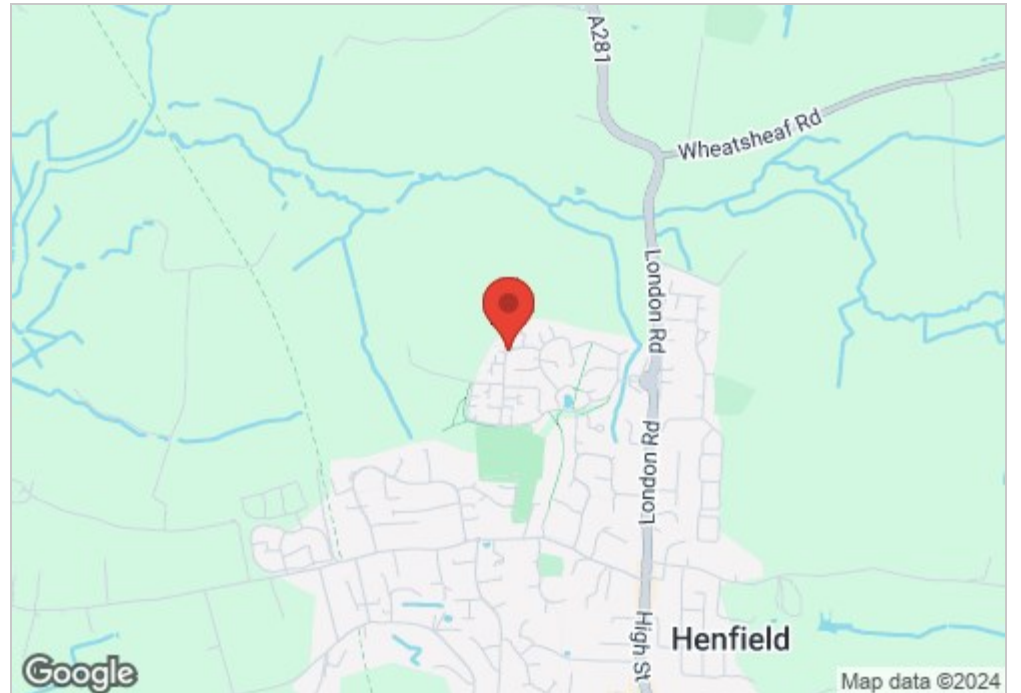
The garden which has an open Southerly aspect, also provides an access gate to the driveway with parking for 2 cars and leads to partly converted garage.

Meadow Drive is within easy reach of the local Primary School, Sports and Medical Centres. The High Street with its range of Shops, Post Office and Pubs is also nearby.



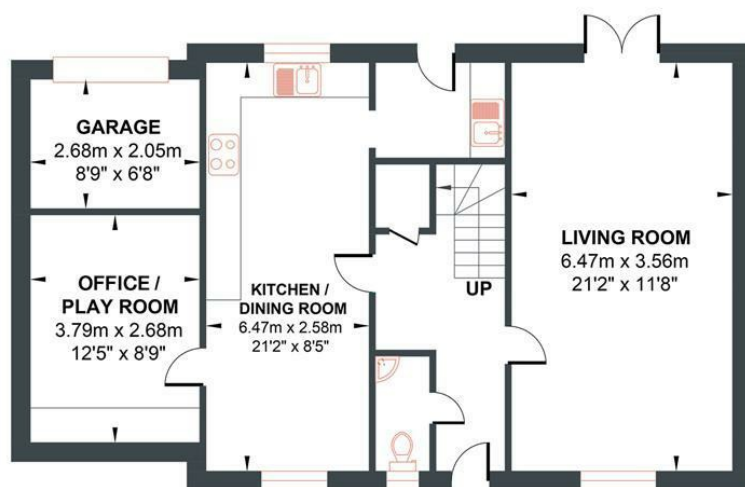
- Most Attractive Four Bedroom Link-Detached House
- Dual Aspect Living Room
- Office / Playroom
- Stunning Views Over Farmland
- Large kitchen/ dining area
- Quiet Tucked Away location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



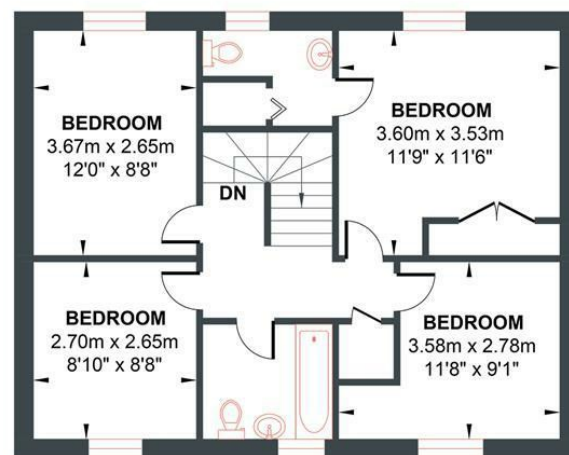
MEADOW DRIVE

Approximate Gross Internal Area = 123.79 sq m / 1332.46 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
752.28 sq ft
(69.89 sq m)



FIRST FLOOR

Approximate Floor Area
580.17 sq ft
(53.90 sq m)

