

# 20 Fletcher Way

Henfield, BN5 9FR

**Asking price £644,950**

A charming four bedroom, two bathroom detached property situated in a quiet residential spot in Henfield, West-Sussex overlooking fields to the east side of the village.

Fletcher Way is a beautifully presented property with a West facing garden, perfect for outdoor activities and relaxation and a separate garage which has been converted for storage and a useable space as well as having off street parking at the front. Upon entering you're welcomed by a spacious hallway that connects to a downstairs cloakroom, kitchen, office and living room. The kitchen lends perfectly to every modern need and flows seamlessly into the dining area and then into a further dining space, ideal for open plan family life. The large reception room to the front stands out with a beautiful bay-fronted window allowing for streams of natural light to flood in as well as views over the front green space.

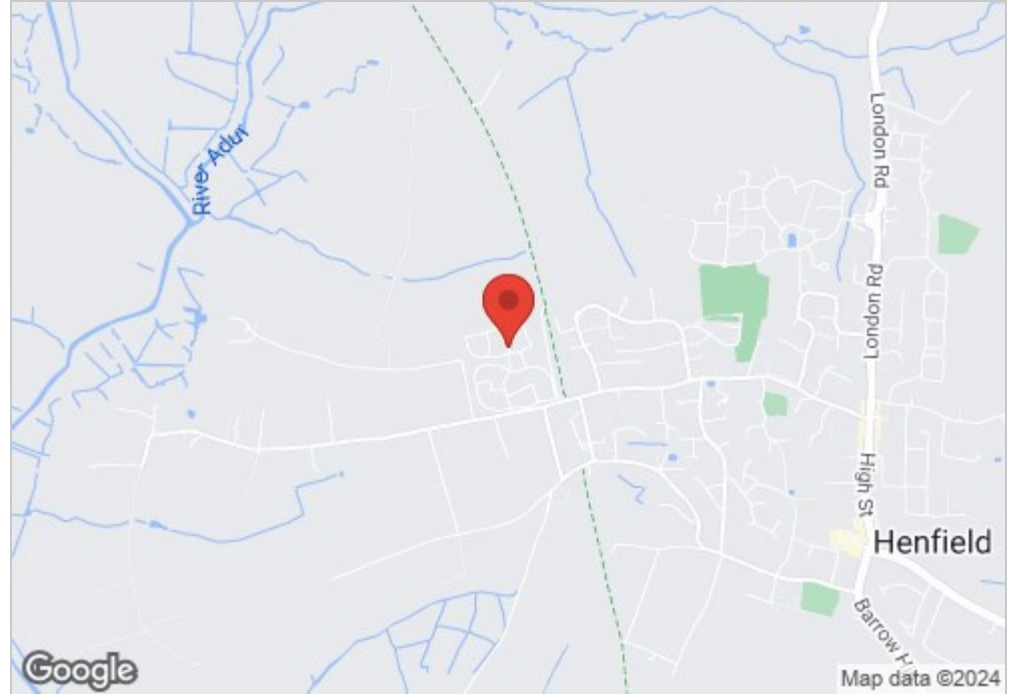
On the first floor the principle double bedroom has an en suite shower room. There are three further bedrooms and a family bathroom as well as double cupboard on the landing for storage complete the upper floor.

Fletcher Way is ideal for families or anyone looking for a peaceful residential location with all the modern amenities. Viewings are highly recommended to appreciate the full potential of this charming property. There are plenty of dog walks on your doorstep and the village has transport links via the bus which run into Horsham and Brighton and beyond. Henfield has plenty of amenities in the high street including a butchers, a bakers, a green grocers, Sainsbury's, pubs, pharmacy and more.



- Popular Mid-Sussex Village
- Open Plan Kitchen/ Living/ Dining Space
- Detached Storage Garage with Private Driveway
- Country Walks on your Doorstep
- Four Bedrooms, Two Shower/Bathrooms & Downstairs Cloakroom
- Fully Enclosed Gardens
- Walk to Local Shops and Primary School

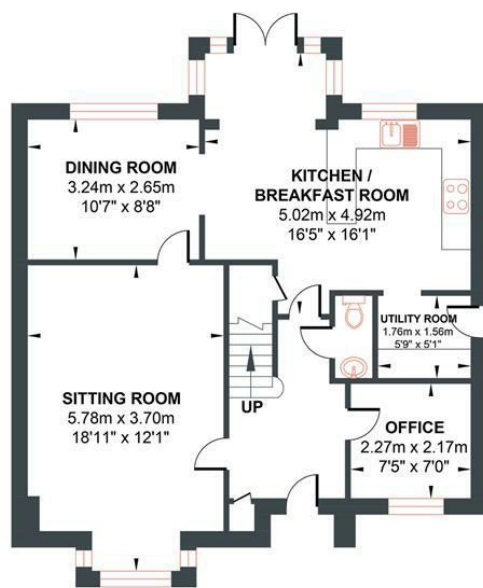
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		94
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## FLETCHER WAY

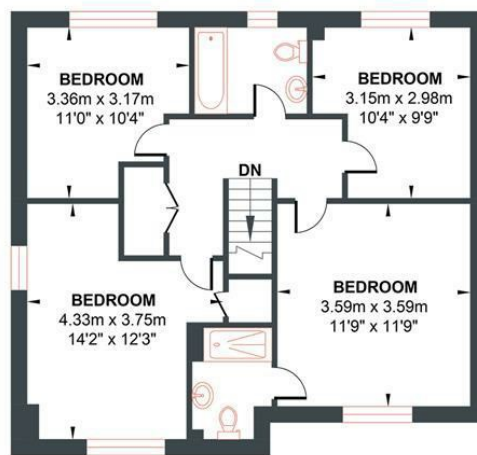
Approximate Gross Internal Area = 152.46 sq m / 1641.06 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.



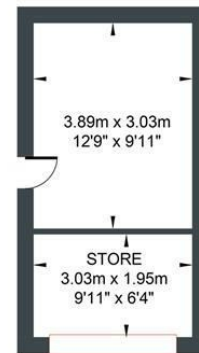
GROUND FLOOR

Approximate Floor Area  
717.09 sq ft  
(66.62 sq m)



FIRST FLOOR

Approximate Floor Area  
672.74 sq ft  
(62.50 sq m)



OUTBUILDING

Approximate Floor Area  
191.81 sq ft  
(17.82 sq m)



OUTBUILDING

Approximate Floor Area  
59.41 sq ft  
(5.52 sq m)

