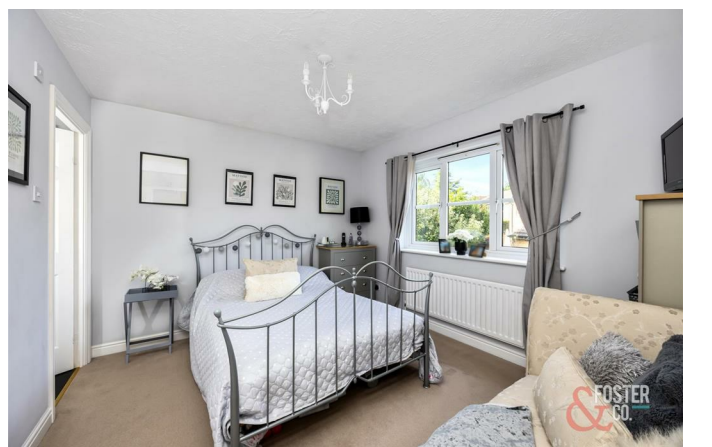




10 Mallard Way

Henfield, BN5 9HF

Asking price £650,000

This beautiful four bedroom detached home is in an idyllic location, set back from the road, within easy distance of the village high street and the well-rated St Peter's Primary school.

On the ground floor there is a large living room, stretching from front to back of the property with doors leading onto the attractive, large, well-maintained rear garden. There is a separate dining room, study, WC, under-stair storage and a kitchen with integrated oven and gas hob, and an adjoining utility room with access to the garden.

Upstairs, the generous proportions continue with four good-sized bedrooms, two of which enjoy views over the lovely rear garden. The main bedroom has a built-in wardrobe and ensuite facilities. There is also a well-appointed contemporary family bathroom.

To the outside, the rear garden has excellent privacy. It has a sizeable patio which is perfect for alfresco entertaining and dining. At the front of the property there lots of off road parking with access to the detached double garage, which serves as a great workshop or storage with a roof storage area.



Henfield is a village with a unique allure: among beautiful countryside and rolling hills, it offers a window from the hustle and bustle of city life, while remaining very accessible for modern conveniences. It has a post office, leisure centre and gym, library and the well rated St Peter's Primary School. Regular bus services pass through the village providing access to the town centres of Horsham, Burgess Hill and Brighton. Commuters are well served by mainline rail stations in Hassocks, Horsham and Haywards Heath with additional road links to Gatwick, Brighton and London via the A23/M23.

- DETACHED

■ 2 BATHROOMS

■ UTILITY ROOM

■ LARGE GARDEN

■ LOTS OF PARKING
- 4 BEDROOMS

■ STUDY

■ DINNING ROOM

■ DOUBLE GARAGE

■ VENDOR SUITED

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		
England & Wales		EU Directive 2002/91/EC



MALLARD WAY

Approximate Gross Internal Area = 152.42 sq m / 1640.63 sq ft

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

GROUND FLOOR

Approximate Floor Area

671.99 sq ft

(62.43 sq m)

UP

DOWN

FIRST FLOOR

Approximate Floor Area

671.99 sq ft

(62.43 sq m)

GARAGE

Approximate Floor Area

296.65 sq ft

(27.56 sq m)

FOSTER & CO.

Foster & Co and their clients give notice that:

These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate