



37 Borrer Drive
Henfield, BN5 9FQ

£499,950

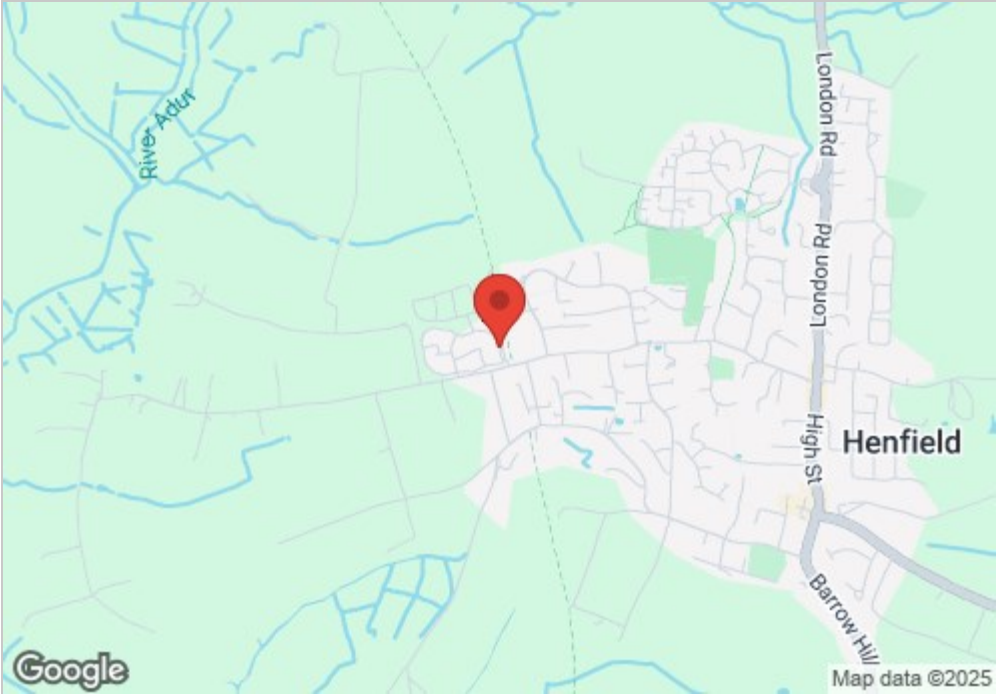
This good size 4 bedroom semi detached house laid out over 3 floors offers spacious family living accommodation. A particular feature is the generous master suite on the top floor that provides space for a seating area, dressing room space and an ensuite shower room.

The property also benefits from a cloakroom, kitchen overlooking the front, large open plan family / living / dining room providing access to the rear garden. On the first floor are 3 bedrooms and a family bathroom. Outside private off road parking and a single garage. Borrer Drive is situated on the Western edge of the village and provides easy access to numerous countryside walks and the Downs Link. St Peters School is nearby, as well as the sports and medical centres. Henfield High Street with its range of shops, cafes and public houses is also within easy reach. Access to the A/M23 is approximately a 10 minute drive. Whilst Hassocks mail line railway station is 20 minutes away.



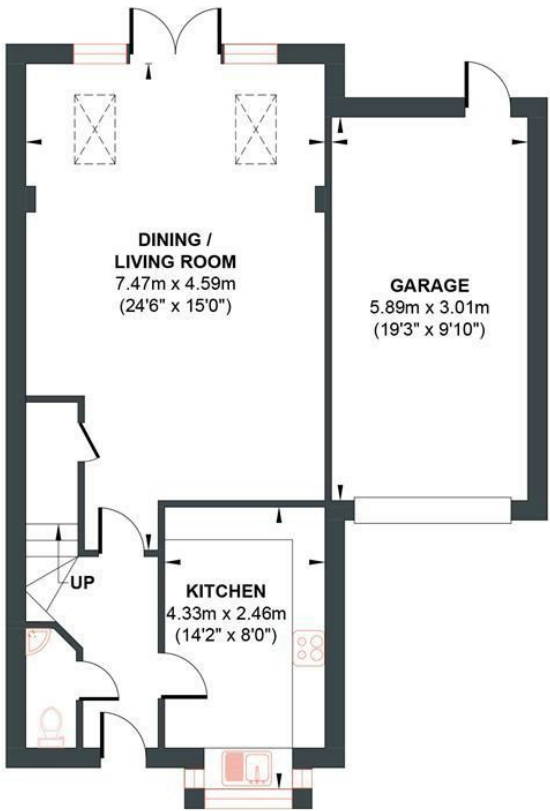
- Fabulous Contemporary Home
- Superb Master Bedroom Suite With Dressing Area Wardrobes & En-Suite
- Single Garage
- Close to The Downs Link footpath, ideal for dog walking
- Four Bedrooms
- Three Floors of Accommodation
- Off Road Parking
- Large Open Planning Family/Living/Dining Room

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		



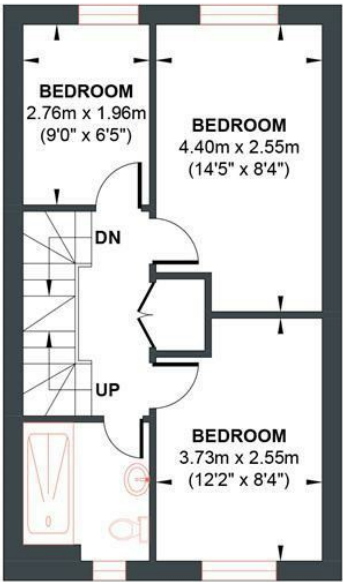
BORRER DRIVE

Approx. Gross Internal Floor (Including Garage) Area 143.05 sq m / 1539.77 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



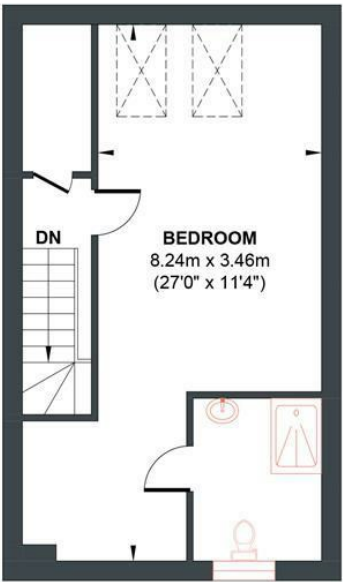
GROUND FLOOR

Approximate Floor Area
725.59 sq ft
(67.41 sq m)



FIRST FLOOR

Approximate Floor Area
407.09 sq ft
(37.82 sq m)



SECOND FLOOR

Approximate Floor Area
407.09 sq ft
(37.82 sq m)

