

21 Fletcher Way
Henfield, BN5 9FR

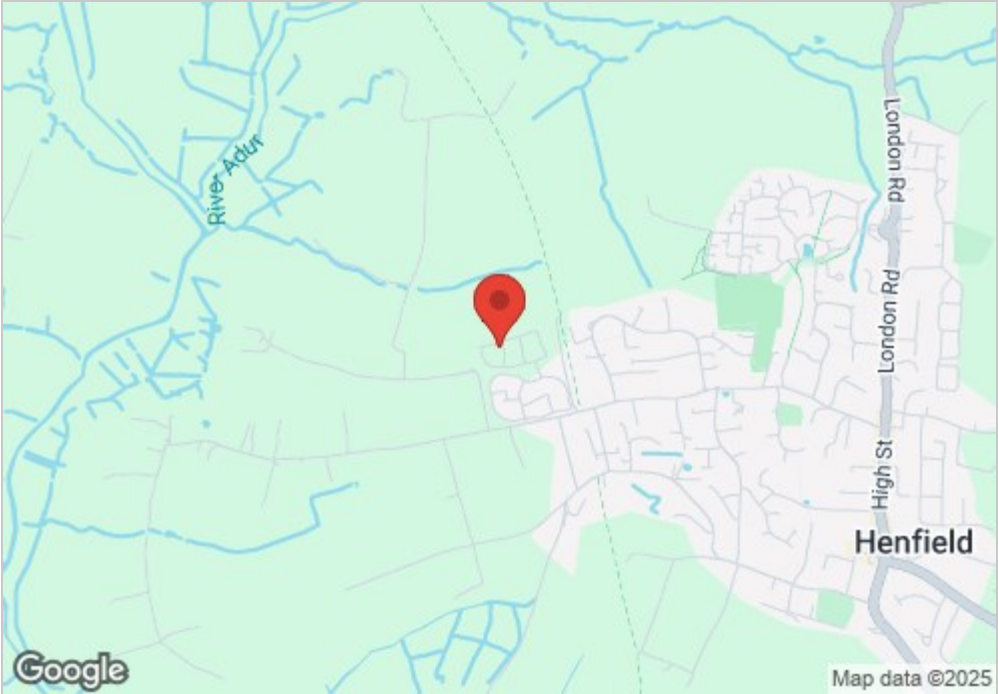
Offers in the region of £530,000

Beautifully Presented 3 Bedroom Detached House Situated On The Western Side Of The Village In This Sought After Development. With The Benefit Of Good Size South Facing Rear Garden, Private Drive And Garage, Close To Open Countryside.


The property constructed by Messers Barratt Homes approximately 8 years ago, provides a good size family accommodation on the ground floor the front door opens into an entrance hall, cloakroom, light and airy dining area with doors opening onto the South facing rear garden, opening to well equipped kitchen with door to useful utility area. Separate living room. On the first floor the master bedroom has an ensuite shower room, second bedroom with built in wardrobes and views over open fields, third bedroom currently used as a dressing room also has views over the open fields to the North. Outside the good sized South Facing Rear Garden has an area of lawn, patio and pergola. Side gate. Private drive provides off road parking and leads to a single garage which has pull down ladder to loft storage. The garage also has personnel door to the rear garden for easy accessibility.

There is access nearby to plenty of local countryside walks. Henfield village High Street with its range of shops, post office and pubs is within reach as is the local Primary School, Leisure centre and Health centre.

The A/M23 and its links to Gatwick Airport and Brighton is within easy driving distance and Hassocks mainline railway station is approximate 8 miles away.

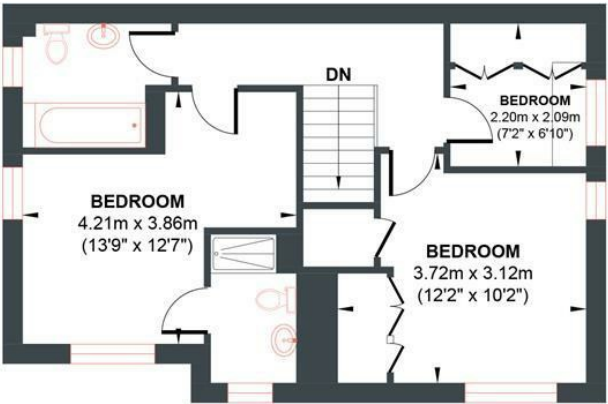
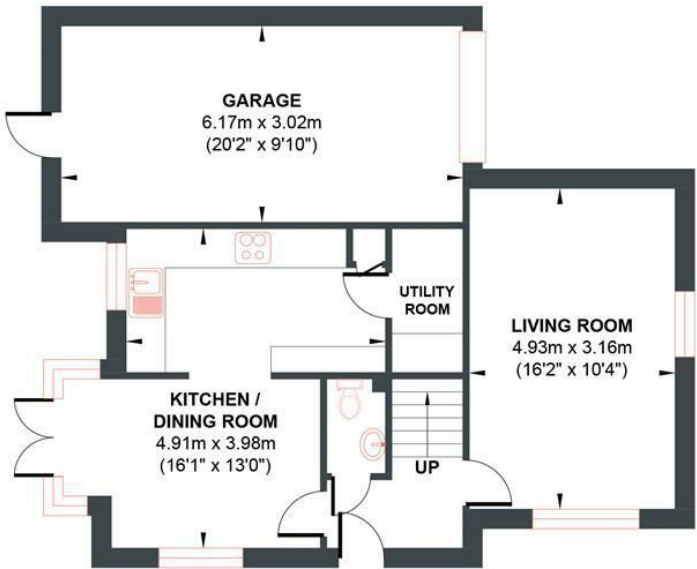


- Beautifully Presented 3 Bedroom Detached House
- Good Size South Facing Rear Garden
- Sought After Development
- Garage And Private Drive
- Situated On The Western Edge Of The Village Close To Open Countryside
- Open Plan Kitchen / Dining Room With Access Onto The Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	Not energy efficient - higher running costs	
(1-20) G		
England & Wales		EU Directive 2002/91/EC 

Fletcher Way

Approx. Gross Internal Floor Area (Including Garage) 108.70 sq m / 1170.03 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



GROUND FLOOR
Approximate Floor Area
673.17 sq ft
(62.54 sq m)

FIRST FLOOR
Approximate Floor Area
496.86 sq ft
(46.16 sq m)

