



4, Willow Drive | Billingshurst | West Sussex | RH14 9TP





## 4, Willow Drive

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**£600,000**

An extended detached four bedroom family house situated in a sought after location just off Silver Lane. The location is renowned for its excellent access to the village High Street and very convenient for local schools, leisure centre and railway station just beyond. The property has a good sized living room with double doors opening to the large dining room. The extended kitchen is extensively fitted and has several integrated appliances. On the ground floor there is also a cloakroom and utility room. The landing gives access to four good sized bedrooms, all with fitted wardrobes and the main bedroom has an en-suite shower. The family bathroom has a modern white suite with Jacuzzi bath and separate shower cubicle. To the outside there is a good sized drive which leads to the garage and the family garden has a southerly aspect.



### Entrance

Replacement front door with double glazed windows to:

### Hall

Tiled floor, staircase to first floor, double opening doors leading to:

### Living Room

Aspect to the front with almost full height double glazed window, fire surround with inset coal effect gas fire and raised hearth, recess to side with cupboard and display shelving, two radiators, wood laminate flooring, part double glazed double opening doors leading to:

### Dining Room

Double aspect, double glazed double opening doors leading to garden, additional double glazed window, radiator, wood laminate flooring.

### Kitchen/Breakfast Room

Extensively fitted and comprising: worksurface with inset one and half bowl sink unit with mixer tap having base cupboards under, integrated dishwasher, further matching worksurface with inset five ring hob with stainless steel extractor hood over and base cupboards under, further base cupboards and drawers, peninsula worksurface with integrated fridge beneath also incorporating breakfast bar, cooker unit housing double oven with storage above and below, range of matching eye-level units, double radiator, tiled floor, understairs cupboard, double glazed window, opening to:



### Utility Room

Worksurface with space and plumbing for washing machine and tumble dryer, space for tall fridge/freezer, double eye-level unit, tiled floor, double glazed door leading to garden.

### Cloakroom

W.C., wash hand basin with mixer tap, tiled floor, chrome heated towel rail, extractor fan.

### Landing

Airing cupboard housing lagged hot water tank.

### Bedroom One

Full length fitted wardrobes with hanging rails and shelves, double glazed window, radiator, door to:

### En-suite Shower

Tiled shower cubicle with electric mixer shower, pedestal wash hand basin with tiled splash back and mirror fronted medicine cabinet over, w.c., radiator, double glazed window.

### Bedroom Two

Built-in wardrobes, radiator, double glazed window.

### Bedroom Three

Double glazed window, radiator, built-in wardrobe with matching chest of drawers to the side and shelving.

### Bedroom Four

Radiator, double glazed window, wood laminate floor, fitted wardrobe.

### Bathroom

Fully tiled walls with a white suite comprising: corner Jacuzzi bath with mixer tap and hand held shower attachment, large step-in tiled shower cubicle with mixer shower, pedestal wash hand basin with mixer tap, close coupled w.c., tiled floor, twin chrome heated towel rails, double glazed window, extractor fan.

### Drive

To the front of the property is a private drive providing off the road parking for several vehicles and this leads to:

### Garage

The garage has an up and over garage door and power and light. The rear of the garage has been shortened to allow space for the cloakroom. There are two small brick pillars at mid-point which makes it suitable for a small car.

### Front Garden

The property is set back from Willow Drive with the front garden being mainly laid to lawn with flower and shrub borders and there is side access which leads to:

### Rear Garden

The good sized family garden has a southerly aspect and has a full sized patio immediately adjacent the property with the remainder being almost entirely laid to lawn and towards the rear boundary is a garden store.

**EPC RATING=D.**  
**COUNCIL TAX=E.**



## 4 Willow Drive, Billingshurst

APPROX. GROSS INTERNAL FLOOR AREA 1531 SQ FT 142.2 SQ METRES (INCLUDES GARAGE)



*"We'll make you feel at home..."*



Managing Director:  
Marcel Hoad

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