



31 Kingfisher Way
 Horsham, West Sussex, RH12 2LT
 Guide Price £635,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

31 Kingfisher Way, Horsham, West Sussex, RH12 2LT

Courtney Green are delighted to have been favoured to sell this detached four bedroom family home situated in this much favoured location and offered with **no onward chain**. Built in the late 1960's, this house has generous accommodation over two floors and consists of an entrance hall with a shower/cloakroom, a large living room with fireplace and open plan dining room. There is also a good-sized kitchen with quality units fitted by Park House Kitchen and a family/breakfast room and utility room. Upstairs, there are four bedrooms and the the family bathroom. Heating and hot water are provided by a gas fired boiler and all the windows are double-glazed. The house has a relatively shallow rear garden but backs directly on to Warnham Nature Reserve which certainly gives a supreme sense of privacy and provides a lovely backdrop. There is a good sized driveway and attached garage. Viewings are strongly recommended with the vendors sole agent, Courtney Green.

Sliding double glazed door leading to **Large Covered Front Recess** with tiled floor, additional double glazed windows to front and side, outside light point. **Front Door** with obscured glazing and matching sidelights to the

Entrance Hall A generous area with the staircase rising to the First Floor, a useful recess and under stairs cupboard leading to further storage area. Radiator, telephone point, coving, door to

Downstairs Cloaks/Shower Room This beautifully appointed and recently fitted space features a quality shower enclosure with integrated door handle, raised slimline tray and with easy to clean wipe down wall boarding and chrome shower fittings, vanity style wash basin set in quartz worktop with mixer tap and cupboard below, touch activated mirror in tiled recess with adjacent shaver point, low level WC with concealed cistern and push button flush, further wall tiling and tiled floor, obscured front window, chrome towel warmer and extractor fan.

From the Entrance Hall doors open to the various rooms.

L-Shaped Living/Dining Room With the Dining Room having sliding double glazed doors leading out to the garden and space for a table. The Living space with double aspect front and rear windows and a solid York stone fireplace with hearth and with a gas coal effect fire. Two radiators, TV aerial point, coving.

Kitchen With a high quality range of units supplied and fitted by Park House Kitchens consisting of matching eye and base level cupboards, pan drawers, pull out pantry cupboard and with contrasting worktops with an inset Franke 1 1/4 bowl sink unit with mixer tap and drainer, built in four burner gas hob with chimney style stainless steel Neff filter light above, eye level Neff multifunction microwave with multifunction oven below, some wall tiling, fluorescent counter top lighting, spotlighting, Karndean flooring which extends through an arched aperture to the Family/Breakfast room also with a further opening, fitted breakfast bar table with four chairs, a matching storage unit with drawers and central wine rack with inset light and further dresser type unit with shelving, spotlight rail, sliding double glazed doors to the garden, radiator, telephone point, further door to

Laundry/Utility Room Also fitted by Park House Kitchens with high quality base and wall mounted cupboards, some with adjustable shelving, laundry space with Bosch washer and tumble dryer, further store cupboards with fridge cupboard and recess with the Siemens fridge and freezer, a continuation of the Karndean flooring, obscured double glazed door and window out to the covered front area, fluorescent strip light.

From the **Entrance Hall** the staircase rises and turns to a bright **First Floor Landing** with front aspect window, pull down hatch with fitted ladder providing access to the loft space, mains powered smoke detector, radiator, doors to each room.

Bedroom 1 With a large window enjoying the lovely outlook over the Nature Reserve, radiator, fitted furniture, including dressing table, bedside drawers, full width of wardrobes and two nests of drawers, three wall light points, radiator.

Bedroom 2 With a rear aspect window, cupboard housing the hot water cylinder with immersion heater and shelving, additional shelved closet, bed recess with drawer units and cupboards each side with further bridge storage cupboard above, superb rear outlook towards the nature reserve, radiator.

Bedroom 3 With a font aspect window with radiator below, two double built in wardrobes.

Bedroom 4 Also with a rear window enjoying the same outlook as bedroom 1, currently used as an office but there are fitted wardrobes and a bed recess with bridge storage unit above, shelved cupboard, TV aerial point.

Bathroom With a suite of enclosed panel bath with hand grips, separate shower cubicle with independent Triton electric shower, vanity style wash basin with cupboards below, low level WC, radiator, cork floor tiles, fully tiled walls, shaver point, wall light point and obscured side aspect window.

OUTSIDE

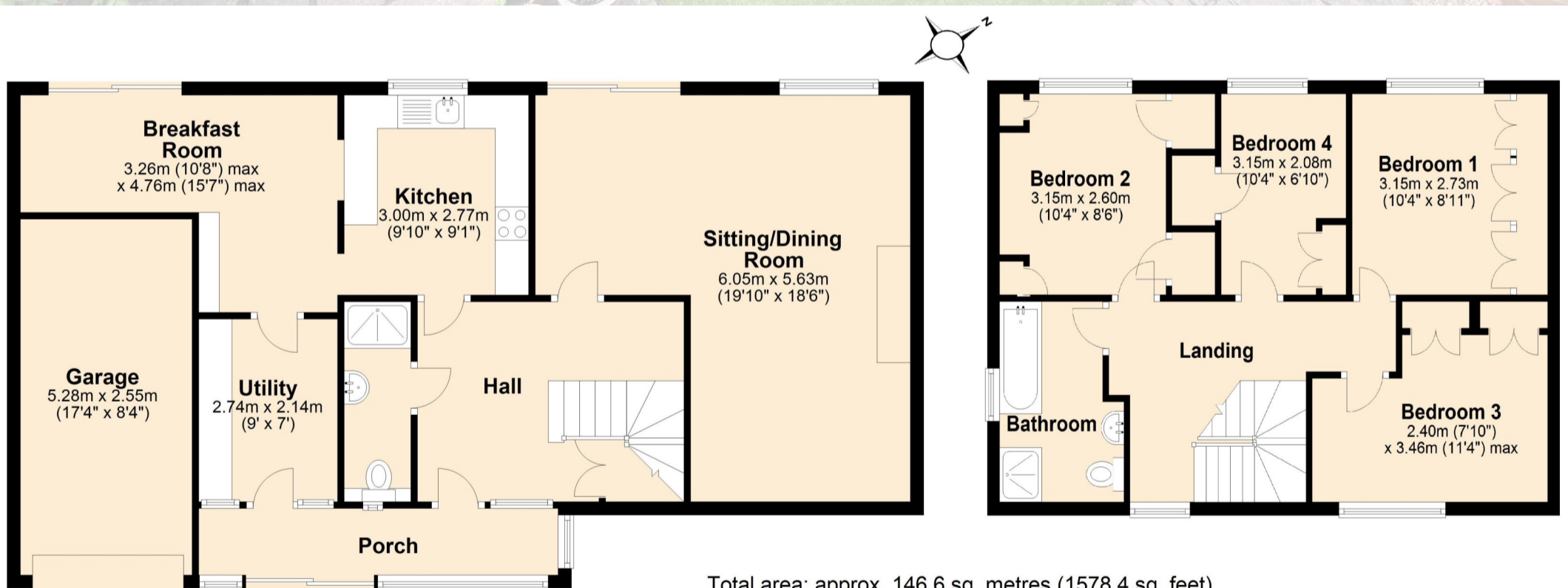
To the front of the house is a open plan area of lawn and a driveway which connects to the attached property also providing parking for two possibly three cars. To the righthand side is a concrete hard standing where there is a decent sized shed and a pathway leads across the back of the house to the door into the family room/breakfast room. There is a patio, a further area of lawn and a wire fence towards an area of land adjacent to the Nature Reserve with an informal 'access gate'. The garden is well stocked, particularly private and enjoys a North Westerly orientation. Outside security light and water tap.

Attached Garage With a single up and over door, light and power, wall mounted Potterton gas fired boiler providing heating and hot water, storage cupboard, adjustable shelving and a door into the utility room which is currently blanked off from the other side. Electric meter boxes.

Council Tax Band F

Referral Fees: Courtney Green routinely refer prospective purchasers to Nephote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nephote Financial Ltd.

Ref: 24/5696/26/09rev23/10rev23/12



Ground Floor
Approx. 90.1 sq. metres (970.2 sq. feet)

Total area: approx. 146.6 sq. metres (1578.4 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden. Plan produced using PlanUp.

First Floor
Approx. 56.5 sq. metres (608.2 sq. feet)

