



53 Greenfields Road
Horsham, West Sussex, RH12 4JL
Guide Price £540,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Situated in the popular Lambs Farm area of Horsham is this 3 bedroomed detached family residence offered for sale with the benefit of no ongoing chain. The property has spacious living accommodation for a growing family and, as with similar properties in the neighbourhood, offers great potential to enlarge (subject to the usual planning consents). A superb feature of this property is the large and established rear garden and a pleasant outlook to the front. The accommodation, in brief, comprises, on the first floor, 3 bedrooms and a family bathroom, and on the ground floor an entrance hall off which is a cloakroom, sitting room, large L-shaped dining room with study area, a conservatory overlooking the rear garden and a fitted kitchen. Integral to the property is a single garage, to the front of which is a tarmacadam driveway providing hard standing for 2/3 cars. The property has double glazed fitments and a gas fired heating system to radiators, and is conveniently located within walking distance of Tesco Express convenient store and approximately 3/4 mile to Littlehaven Railway Station.

The accommodation comprises:

UPVC Frosted double glazed door to

Entrance Hall With hanging cloaks rail.

Cloakroom Frosted double glazed side aspect. Low level WC, corner wash hand basin with brass taps, tiled splashbacks, radiator.

From the Hall, a multi glazed door opens to an **Inner Hall** with radiator and door to

Sitting Room Double glazed front aspect. Chimney breast with brick fire surround, having a wooden mantle and quarry tiled hearth, to the side of which is a built in dresser-style unit. Radiator, two wall lights. Opening to

Dining Room L-shaped with study area. Double glazed rear aspect and double glazed window to the side. Two radiators, deep understairs cupboard. Sliding patio doors to the

Conservatory Ceramic tiled flooring, power and light, patio doors to the rear garden. Fitted blinds.

Kitchen Double glazed rear aspect and double glazed door to the side. Fitted with a range of base and wall mounted cupboards and drawers with complimenting work top surfaces incorporating a single drainer stainless steel sink with chromium monobloc tap, space for gas cooker, space and plumbing for washing machine and additional appliances, ceramic tiled splashback, pelmet lights, wall mounted Glo worm gas fired boiler. Door from the Kitchen to outside covered area.

From the Inner Hall staircase rises to the

First Floor Landing Double glazed side aspect, loft hatch with drop down ladder.

Bedroom 1 Double glazed rear aspect, radiator, double width mirrored fronted wardrobe cupboards, airing cupboard with hot water tank and slatted shelves.

Bedroom 2 Double glazed front aspect. Radiator.

Bedroom 3 Double glazed rear aspect, radiator, double width louvre fronted wardrobe cupboard, wall light.

Family Bathroom Frosted double glazed front aspect. Vanity unit with inset wash hand basin having chromium taps with cupboard under, low level WC with concealed cistern, panel enclosed path with chromium mixer tap, wall bracket and hand shower, tiled walls, mirror and shaver light, radiator.

OUTSIDE

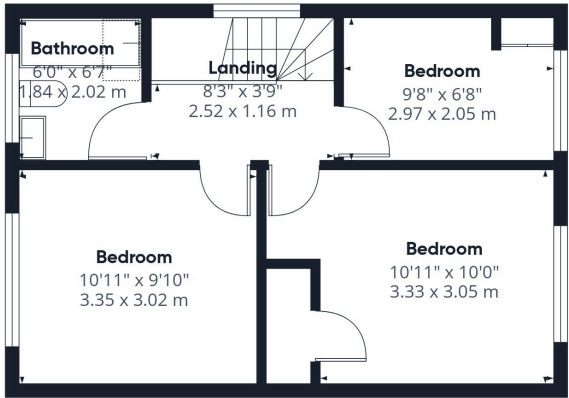
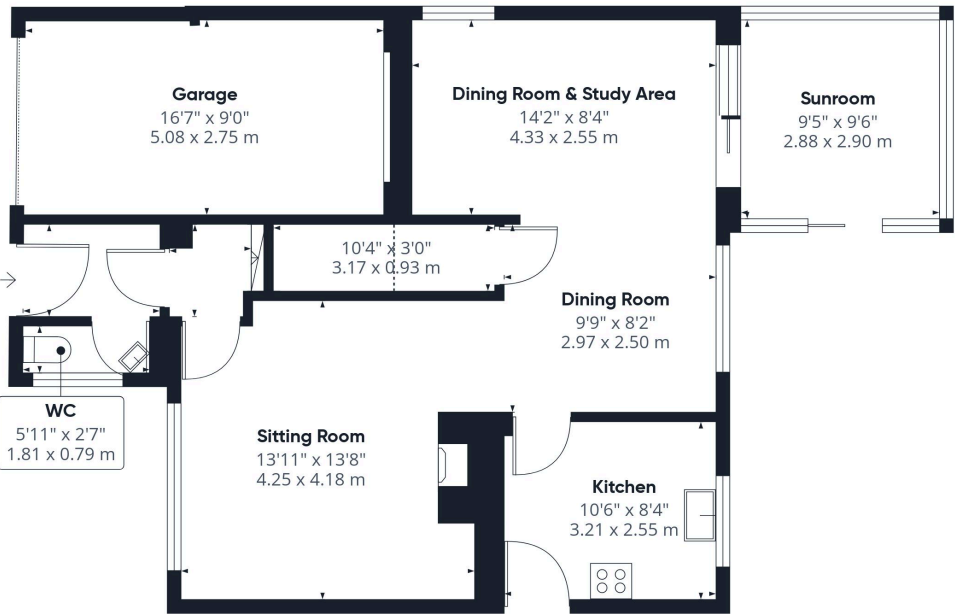
The property is approached via a tarmacadam driveway providing hard standing for 2/3 cars leading to an **Integral Garage** with metal up and over door, power and light.

The front garden comprises area of lawn with shrub beds and conifer hedging. A gated side access leads to covered area with power and light, opening to the rear garden which is of a good size and comprises, area of paved patio with steps leading to a wide expanse of lawn with established flower and shrub borders, with fencing and trellis work. A trellis arbour leads to former vegetable garden with timber garden shed and greenhouse.

Council Tax Band—E

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

Ref: 25/ 5798/07/05



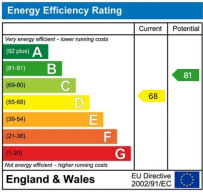
Approximate total area^m

1198 ft²

111.5 m²

Reduced headroom

16 ft²



England & Wales EU Directive 2002/91/EC

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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