



**The Garden House, Upper Station Road  
Henfield, West Sussex, BN5 9PH  
Guide Price £725,000 Freehold**

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ESTATE AGENTS

# **An Extremely Well Presented Three Bedroom Detached Bungalow in a Fantastic Village Location. The Property Benefits from a Large Modern Fitted Kitchen/Dining Room, Double Garage and Offered with No Ongoing Chain.**

## **Situation**

Henfield village offers local amenities including shopping facilities, village hall, library, health centre, churches, primary school and sports centre. A bus service passes through the village to the town centres of Horsham and Brighton offering more comprehensive shopping and leisure facilities. The nearest mainline stations are at Hassocks, Burgess Hill, Horsham, Haywards Heath and Shoreham-by-Sea. Crawley, Gatwick Airport and London are accessible via the A23/M23.

## **Description**

The accommodation comprises, entrance, large entrance hall with cloakroom and two large storage cupboards. Modern fitted kitchen/dining room with integral washing machine, dishwasher, oven & gas hob. Side door from the kitchen leads to the raised decking area with space for outside table and chairs. The bright and spacious lounge leads onto the conservatory with access to the enclosed rear garden.

Master bedroom with modern fitted en-suite shower room, two further double bedrooms and a further modern fitted shower room.

Outside there is a lovely enclosed south facing rear garden with summer house and raised deck area. Large driveway with parking for multiple vehicles and a double garage with electric up and over door.

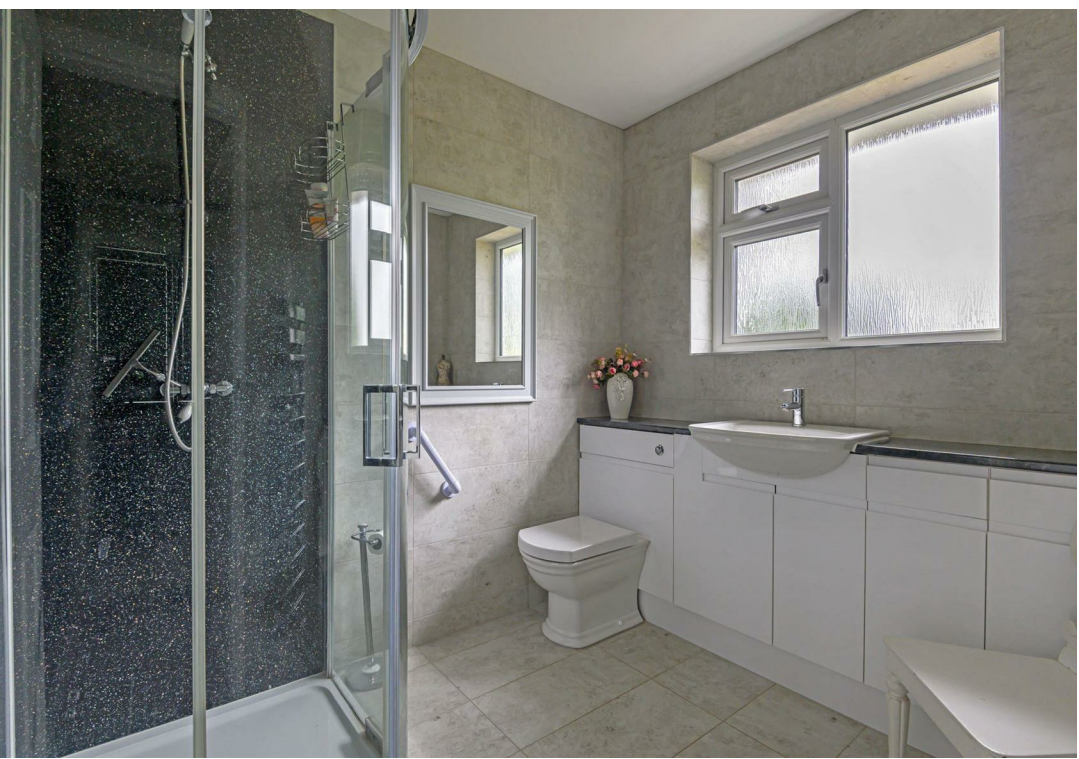
Council Tax Band - F

## **Property Misdescription Act 1991**

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate.
2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.
4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.



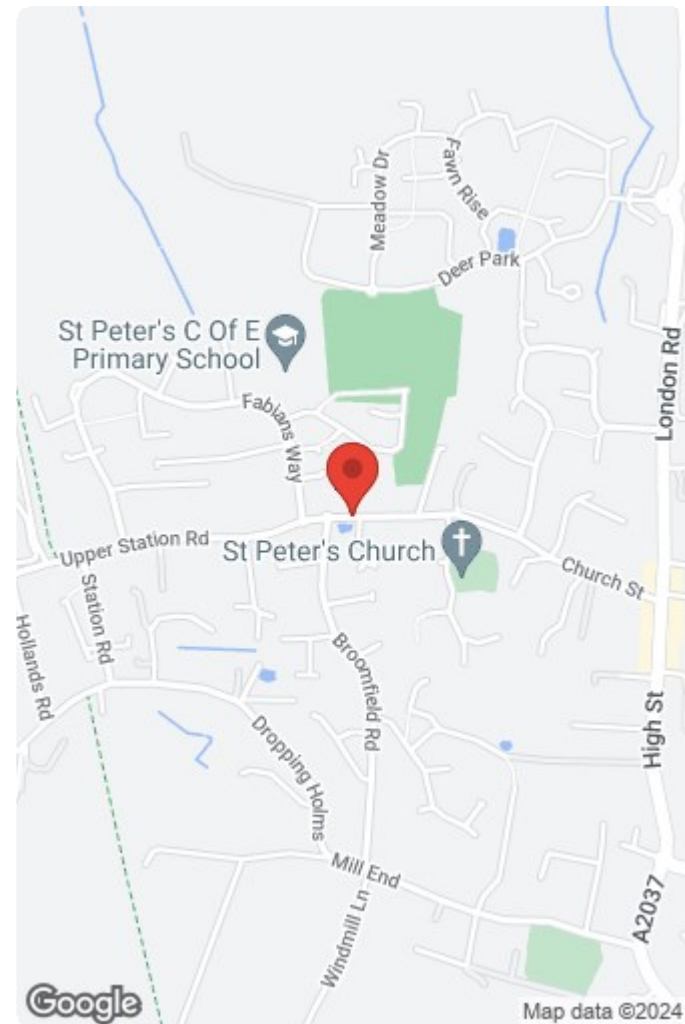
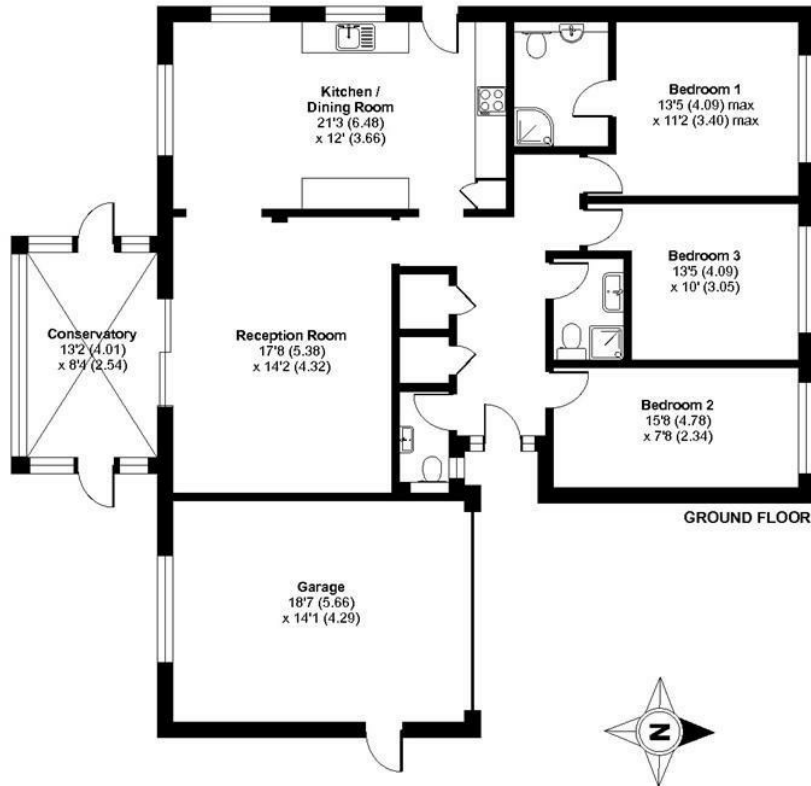




# Upper Station Road, Henfield, BN5

Approximate Area = 1299 sq ft / 120.7 sq m  
 Garage = 264 sq ft / 24.5 sq m  
 Total = 1563 sq ft / 145.2 sq m

For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncb.com 2022. Produced for Stevens Lettings and Management. REF: 901470

## Viewings by appointment only

1, Bishop Croft, High Street Henfield, West Sussex BN5 9DA

Tel: 01273 492141 Email: sales@stevens-estates.co.uk

[www.stevens-estates.co.uk](http://www.stevens-estates.co.uk)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	