



**10 Mallard Way
Henfield, West Sussex, BN5 9HF
Guide Price £675,000 Freehold**

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ESTATE AGENTS

A Beautifully Presented Four Bedroom Detached Family Home Situated in a Quiet Residential Location. The Property Enjoys a Lovely Rear Garden, Double Garage and a Large Driveway.

Henfield

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

This beautiful four bedroom detached home is in an idyllic location, set back from the road, within easy distance of the village high street and the well-rated St Peter's Primary school.

On the ground floor there is a large living room, stretching from front to back of the property with doors leading onto the attractive, large, well-maintained rear garden. There is a separate dining room, study, WC, under-stair storage and a kitchen with integrated oven and gas hob, and an adjoining utility room with access to the garden.

Upstairs, the generous proportions continue with four good-sized bedrooms, two of which enjoy views over the lovely rear garden. The main bedroom has a built-in wardrobe and ensuite facilities. There is also a well-appointed contemporary family bathroom.

To the outside, the rear garden has excellent privacy. It has a sizeable patio which is perfect for alfresco entertaining and dining. At the front of the property there lots of off road parking with access to the detached double garage, which serves as a great workshop or storage with a roof storage area.

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.

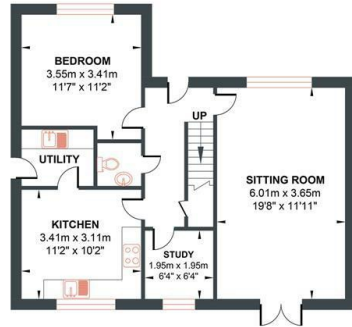






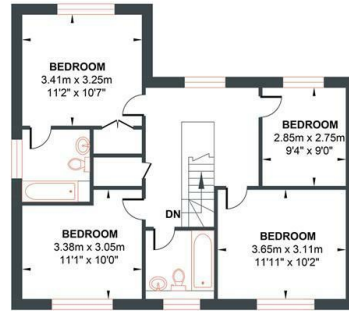
MALLARD WAY

Approximate Gross Internal Area = 152.42 sq m / 1640.63 sq ft
 Illustration for identification purposed only, measurements are approximate, not to scale.



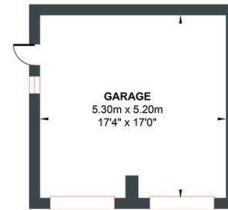
GROUND FLOOR

Approximate Floor Area
 671.99 sq ft
 (62.43 sq m)



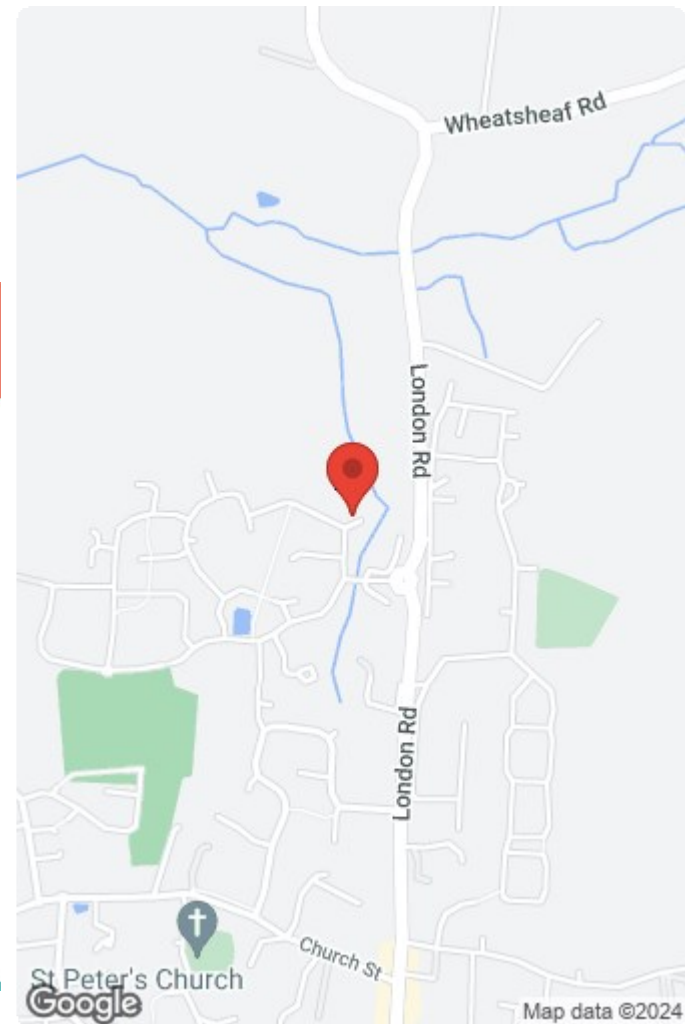
FIRST FLOOR

Approximate Floor Area
 671.99 sq ft
 (62.43 sq m)



GARAGE

Approximate Floor Area
 296.65 sq ft
 (27.56 sq m)



Energy Efficiency Rating

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

Viewings by appointment only

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