



9 Greenways
Henfield, West Sussex BN5 9TZ
Guide Price £649,950 Freehold

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ESTATE AGENTS

An Extremely Well Presented & Highly Renovated Three Bedroom Detached Bungalow in a Quiet Cul-De-Sac. Within Walking Distance to Henfield Primary School, Henfield High Street & Country Walks & Further Benefiting from No On-Going Chain, Private Driveway & Garage.

Situation

Henfield village offers local amenities including shopping facilities, village hall, library, health centre, churches, primary school and sports centre all of which are a short distance from this property. 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 double fronted storage cupboard and cloakroom. Bright and spacious double aspect living room with access to the formal dining room offering further access to the newly fitted kitchen, door from the kitchen opening to the outside space. Three double bedrooms all with inbuilt wardrobes, bedroom one being double aspect. Large family bathroom benefitting from separate bath and separate shower cubicle.

Outside the property benefits from being on a large corner plot and offers a private driveway with parking for multiple vehicles along with a garage. Large grounds to the front, side and rear, with a Summer house.

The property further benefits from being situated in a highly favoured part of Henfield village. Along with new carpets, neutral decoration throughout, gas central heating & double glazing and is offered with no on-going chain.

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.

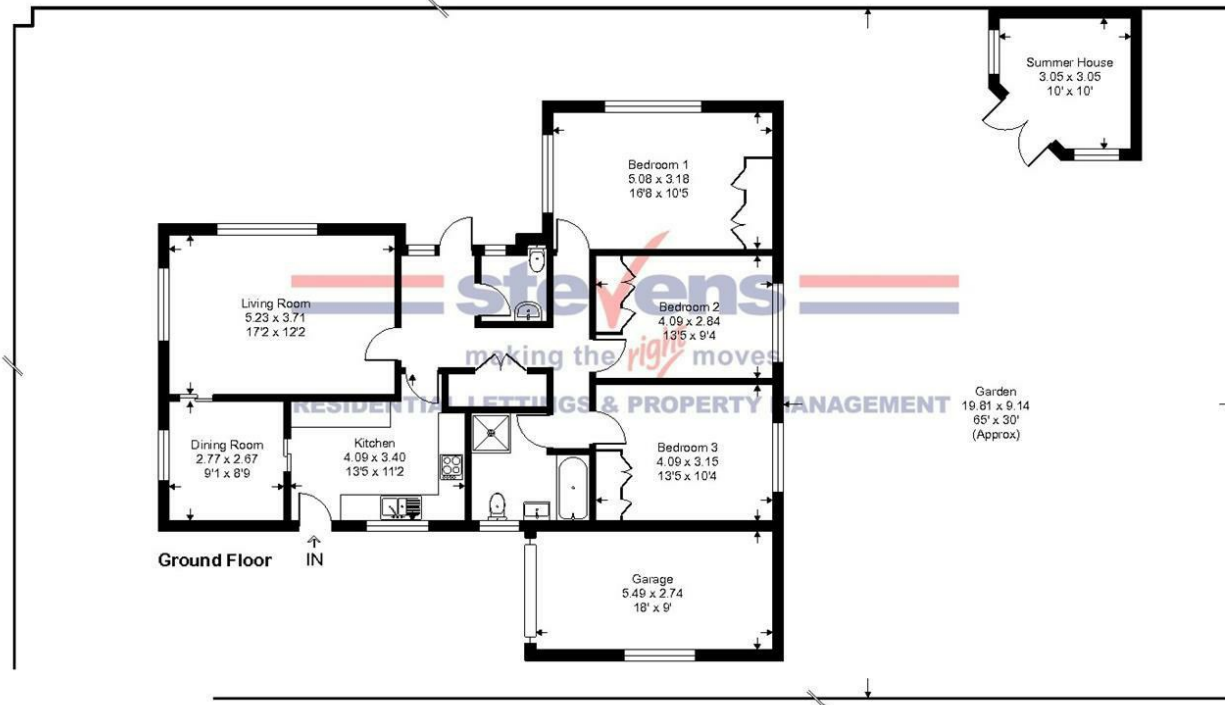






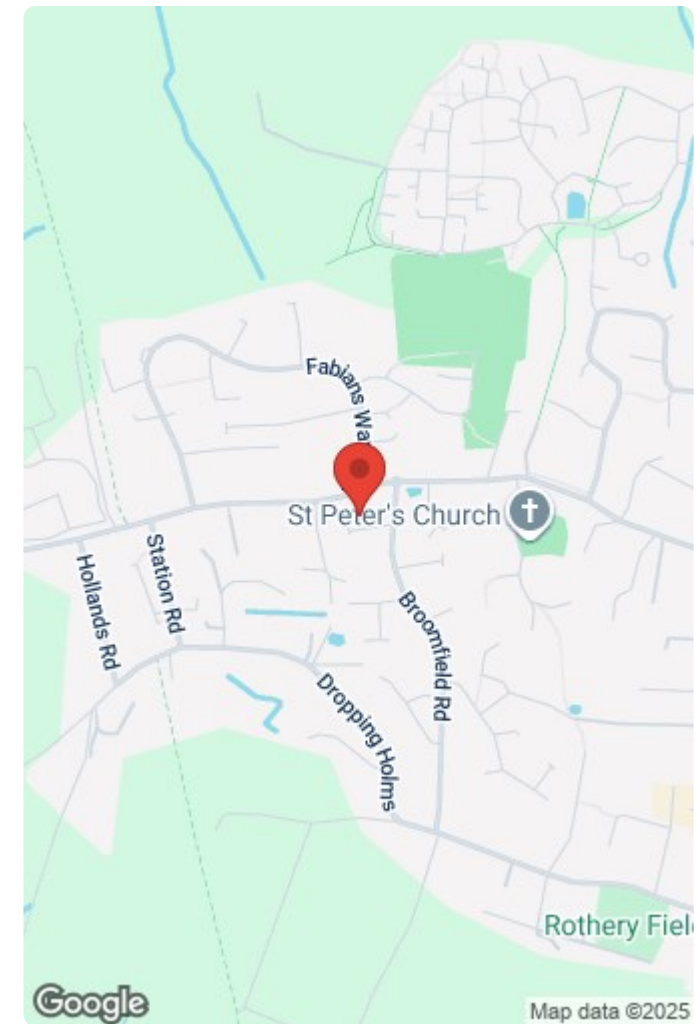
Greenways, BN5

Approximate Gross Internal Area = 105.7 sq m / 1138 sq ft
 Approximate Garage Internal Area = 15 sq m / 162 sq ft
 Approximate Outbuilding Internal Area = 8.1 sq m / 88 sq ft
 Approximate Total Internal Area = 128.8 sq m / 1388 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(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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