



47 Staples Hill
Partridge Green, West Sussex RH13 8LF
Guide Price £540,000 Freehold

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ESTATE AGENTS

**A Detached Four Bedroom Family House in a Much Sought After Location Offered within the Village of Partridge Green.
The Property Is Offered With No Ongoing Chain.**

Partridge Green 2

Partridge Green village has a highly regarded butchers, local shops, primary school and is within approximately eight miles of Horsham Town Centre. There is a bus service serving Partridge Green. The village is surrounded by countryside criss-crossed with footpaths and bridle ways and has good access to the A281, A24 and Gatwick Airport. Horsham mainline station provides links to London Bridge and Victoria, the south coast and Gatwick. The larger village of Henfield is approximately 3 miles distance. and the Historic Market Town of Horsham is approximately 20 miles distance.

Description

The accommodation comprises, entrance, entrance hall leading to the bright and spacious lounge, opening to the dining room with patio doors to the rear garden and access to the kitchen. Fitted kitchen, large utility room with access to the rear garden. Downstairs cloakroom.

Upstairs there is a large master bedroom with en-suite shower room and in-built wardrobes. Second double bedroom with in-built wardrobes, two further bedrooms and a family bathroom.

Outside there is good sized enclosed rear garden with patio and lawn area along with side access and a personal door to the double garage. To the front of the property is a lovely front garden with pathway and at the rear of the property is a detached double garage with parking in-front.

The property further benefits from Gas Central Heating & Double Glazing.

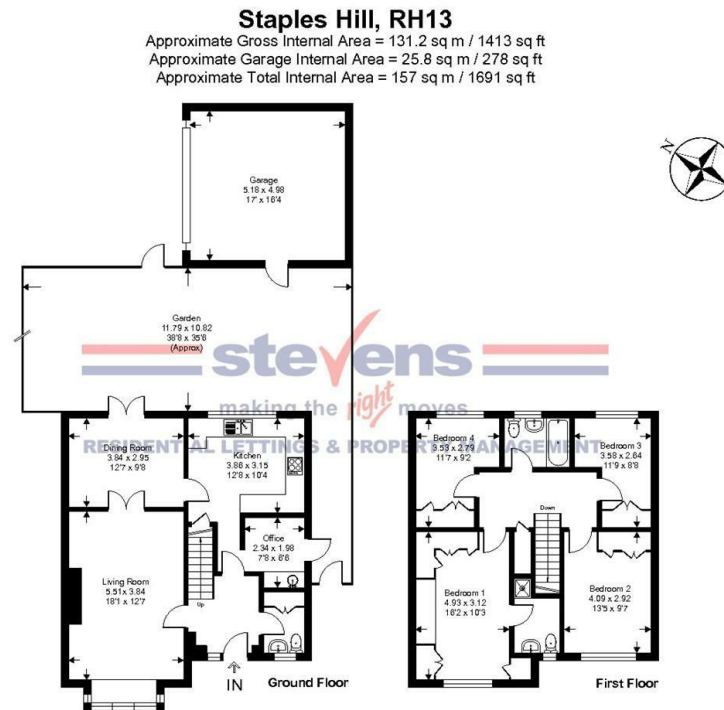
Council Tax - F

Property Misdescription Act 1991

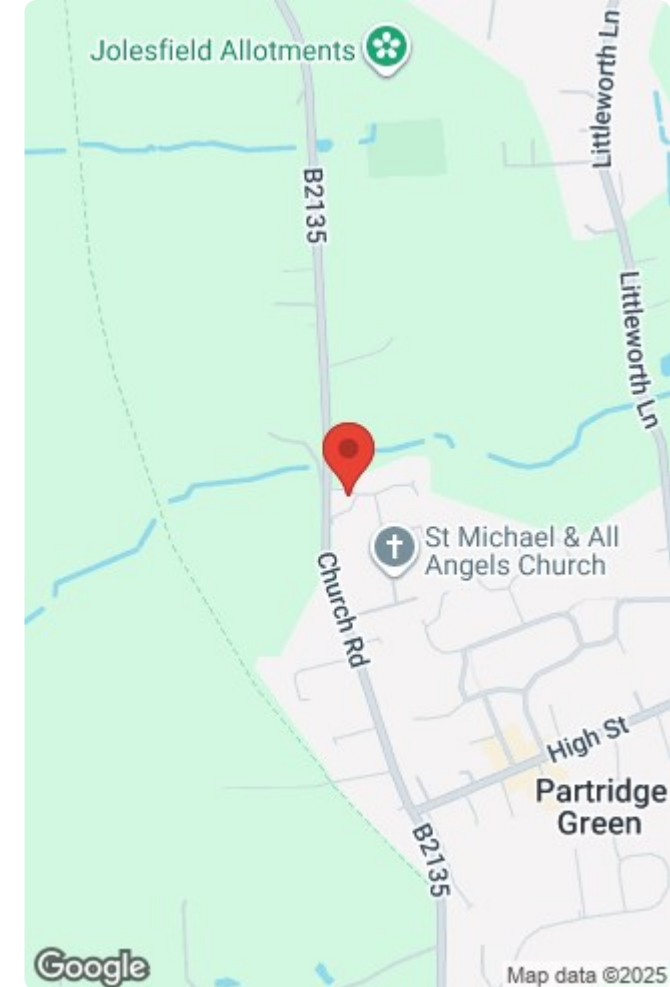
Although every effort has been taken in the production of these particulars, prospective purchasers should note:

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.





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		
(69-80) C	72	77
(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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