



Stanford Way, Broadbridge Heath, West Sussex, RH12 3LH



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Brought to the market with no onward chain and positioned in a popular residential road, this extended three-bedroom end-of-terrace house makes for the perfect family home.

Stanford Way is within easy reach of all the local amenities such as Shelley Primary School, village store and playing fields. Broadbridge Heath also benefits from excellent facilities at the Bridge leisure centre and a large Tesco Extra. And the village is also within easy reach of the vibrant market town of Horsham. Renowned for its fabulous range of bars and restaurants, as well as a mixture of independent and major high street retailers - you can see why this is such a popular area for families to settle.

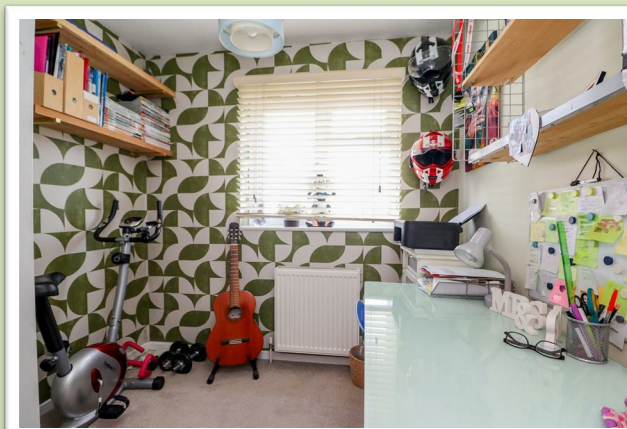
Nestled in the corner of a quiet cul-de-sac, the property benefits from a double garage to the rear of the garden, and a communal parking area with pathway leading to the front door. An enclosed entrance porch with guest cloakroom leads through into an internal hallway with stairs leading to the first floor. A glazed door off the hallway leads into a spacious dual aspect living room. With the original design, this would have been both a living and dining room, but now is a comfortable sitting room with room for the whole family and French doors leading out to the rear garden patio.

The kitchen has been significantly extended and enhanced. Now providing a dual aspect kitchen-dining room, beautifully presented with an excellent range of base and wall units, integrated double oven, range gas hob and dish washer, and space for freestanding washing machine and fridge freezer. The dining area is an excellent size with another set of French doors leading out to the rear garden with a good sized patio area creating the perfect spot for outdoor entertaining with a southerly aspect meaning the owners can make the most of the summer months. There is a large side area leading to another small private garden area to the front.

To the first floor there are three bedrooms, two being spacious doubles with space for freestanding wardrobes, with the 3rd being a good sized single currently used as a study. The bathroom is very nicely presented, with modern bathroom suite and tiled flooring and walls.







Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**ENTRANCE PORCH**

**CLOAKROOM**

**HALLWAY**

**LIVING ROOM 11'03" x 23'02" (3.43m x 7.06m)**

**KITCHEN/DINER 15'0" x 16'01" (4.57m x 4.90m)**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE 11'09" x 12'11" (3.58m x 3.94m)**

**BEDROOM TWO 11'09" x 10'01" (3.58m x 3.07m)**

**BEDROOM THREE 7'09" x 8'05" (2.36m x 2.57m)**

**FAMILY BATHROOM 8'01" x 5'02" (2.46m x 1.57m)**

**OUTSIDE**

**FRONT GARDEN**

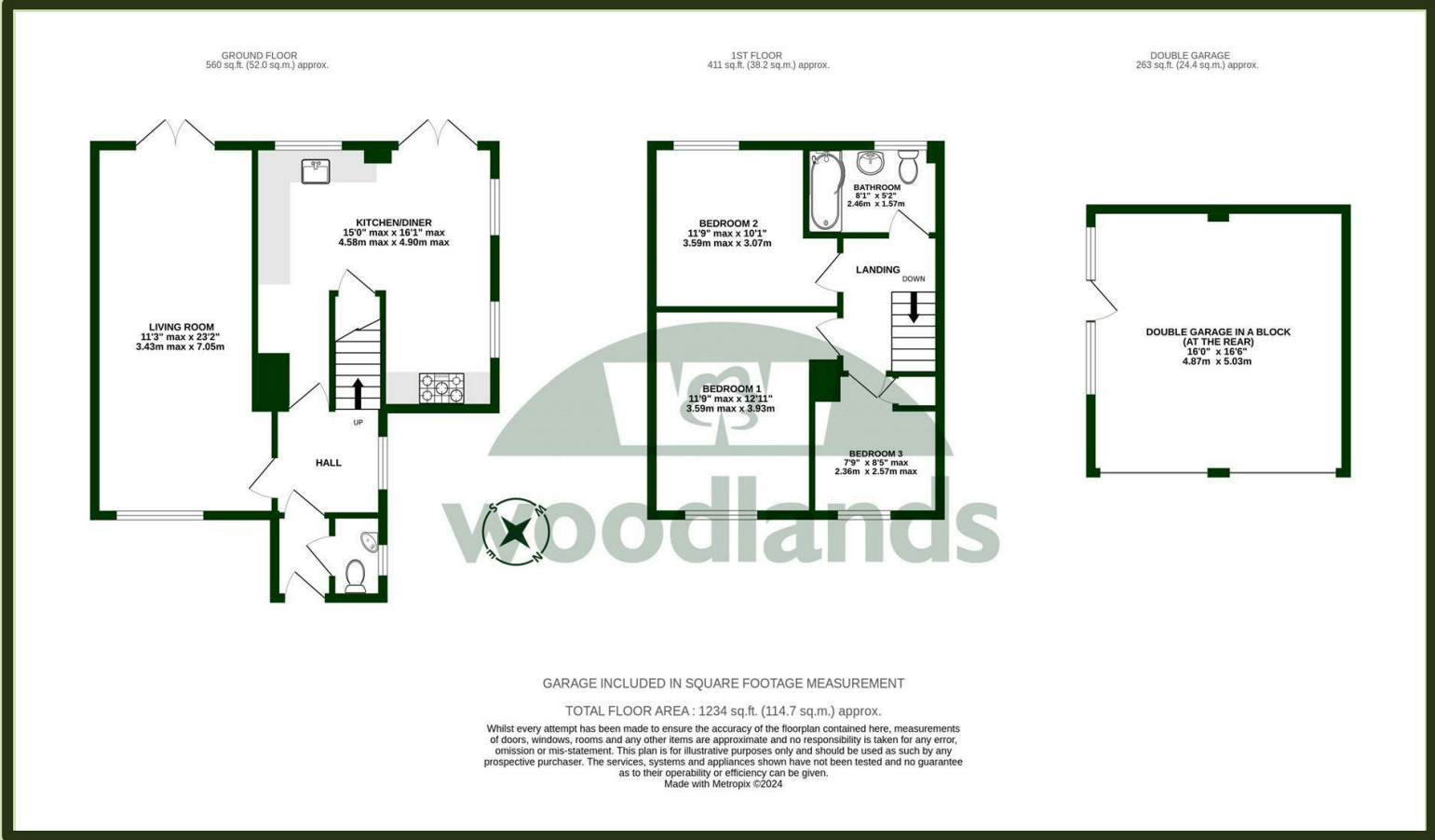
**REAR GARDEN**

**DOUBLE GARAGE AT THE REAR 16'0" x 16'06" (4.88m x 5.03m)**

**NO ONWARD CHAIN**



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**LOCATION:** Broadbridge Heath is a village to the west of Horsham and offers a good range of local facilities and amenities including Tesco superstore, sports centre with gym, post office and convenience store, pub and school. The location offers great access for Horsham with a vast array of shops and mainline station to London. Alternatively Christ Hospital with its mainline station is less than a 10 minute drive. Broadbridge Heath also offers great road links for the A24, A29, A264 and A281 to Guildford.

**DIRECTIONS:** From Horsham Town Centre proceed in a Westerly direction along The Guildford Road (A281). At the flyover roundabout take fourth exit, into the village of Broadbridge Heath. Proceed over the mini roundabout and past the Shelleys Arms public house on the right hand side. At the church, turn left into Church Road. Follow the road round to the right which turns into Corsletts Avenue. Stanford Way is then the next turning on the right.

**COUNCIL TAX:** Band C.

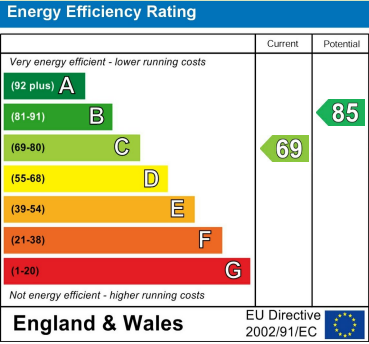
**EPC Rating:** C.

**SCHOOL CATCHMENT AREA:** For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

**Woodlands Estate Agents Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

**Energy Performance Certificate (EPC) disclaimer:** EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

**TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.**



**MISREPRESENTATION ACT**

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

**NOTE:** whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.