

27 Acorn Avenue, Cowfold, Horsham, RH13 8RR

Guide Price £325,000

COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent









Tenure: Freehold

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

A beautifully presented two bedroom staggered end of terrace home located in a popular close in Cowfold village. A useful entrance porch opens to a bright dual aspect sitting room, with double doors opening to the kitchen/dining room which is very well appointed with oak worktops and integrated appliances. From the dining area sliding doors open to a timber sun room making up the ground floor accommodation. On the first floor there are two bedrooms, and a modern family bathroom. Outside, there is a generously sized rear garden which enjoys a good degree of privacy. There is a single garage with pitched roof, up and over door to front, and side door which gives access directly from the garden. The property is double glazed throughout, and heating is provided by modern electric radiators.

The accommodation comprises:

Entrance Porch
A convenient entrance area providing space for coats and shoes. There is a high level cupboard housing the electric meter, and the front door opens into the sitting room.

Sitting Room
A bright and welcoming sitting room with front and side aspect windows and wall-mounted electric radiator. Stairs rise to the first floor landing, and there is a generous under-stairs utility cupboard with shelving, multiple power points, and plumbing/space for a washing machine. Double doors open through to the kitchen/dining room.

Kitchen/Dining Room
A modern shaker-style kitchen fitted with a range of eye and base level cabinets and drawers, complemented by oak worktops. Integrated appliances include a four-burner induction hob with extractor hood above, a double electric oven with microwave over, and a dishwasher. Further features include a pull-out pantry cupboard, corner carousel unit, under-cabinet lighting, downlighting, and an enamel sink with mixer tap set beneath a rear aspect window overlooking the garden. The kitchen is open to the dining area, which benefits from additional downlighting, a wall-mounted electric radiator, and sliding doors leading into the sunroom.

Stairs rise to the **First Floor Landing,** where there is an airing cupboard housing the Megaflow pressurised hot water tank, along with a loft hatch providing access to the loft space.

Bedroom 1
A large and bright dual-aspect double bedroom with twin front aspect windows and an additional side window. The room also benefits from a large double fitted wardrobe and a wall-mounted electric radiator.

Bedroom 2
With a rear aspect window overlooking the garden, and a wall-mounted electric radiator.

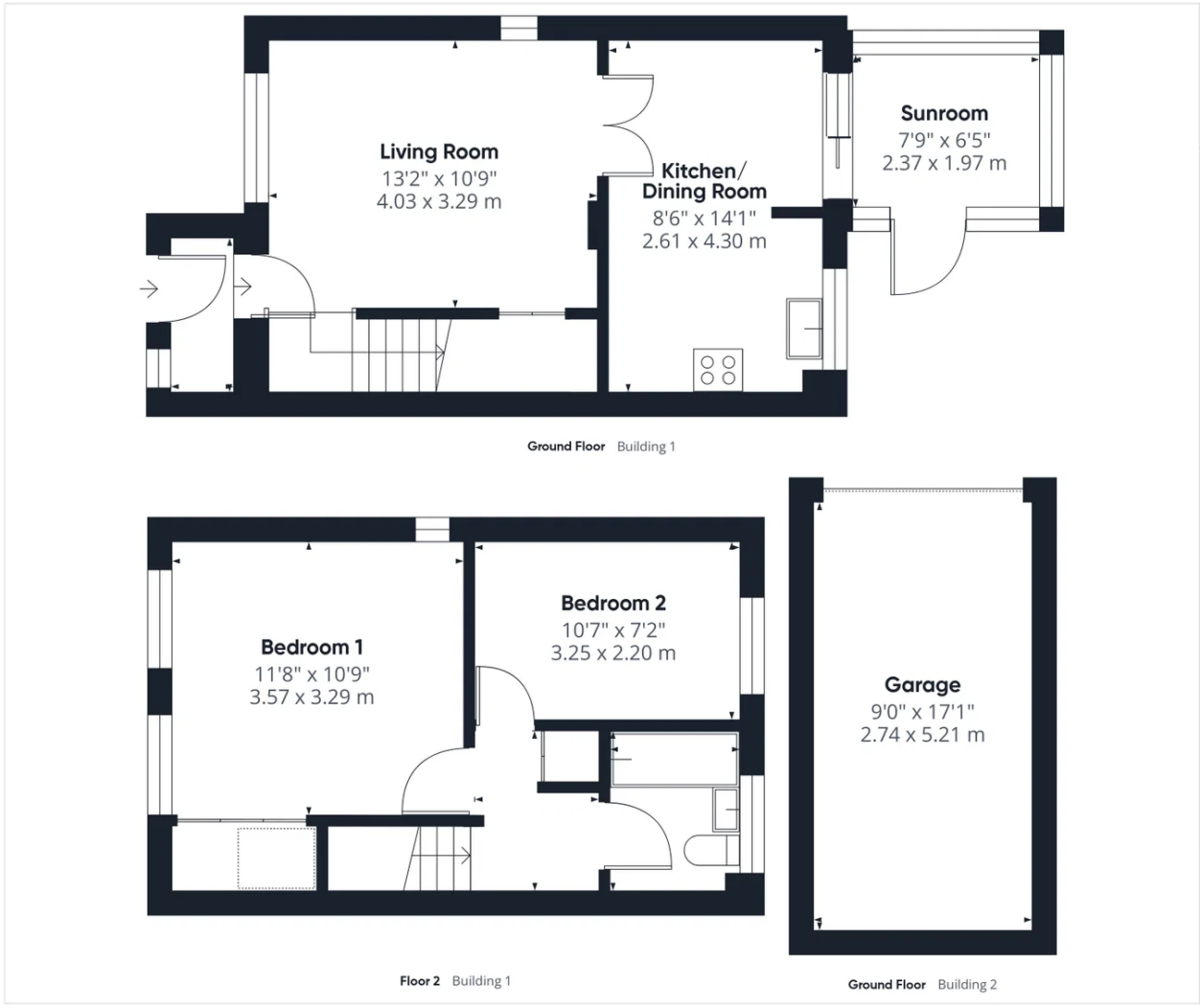
Bathroom
A modern bathroom suite comprising an enclosed panel bath with mixer taps and shower over, vanity wash hand basin with storage beneath, low-level WC with dual flush, heated towel radiator, and an obscure rear aspect window.

Outside
To the front of the property is a neatly kept lawn with path leading to the front door. To the rear is a sizable garden which enjoys a good degree of privacy, and is mainly laid to lawn with sleeper borders and a paved pathway leading to a raised timber deck, and side access to the garage. **The garage** has a pitched roof, up and over door to the front, power and lighting. Ample parking is provided within Acorn Avenue.

Council Tax Band - C

EPC Band - E

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