



19 Toronto Road, Petworth, GU28 0QX

Offers in the Region of £470,000





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Freehold / EPC: C / Council Band: E

Built in 2008, the property offers bright, well-proportioned accommodation arranged over three floors and is ideally located within easy walking distance of the town centre, local amenities and the stunning grounds of Petworth House and Park.

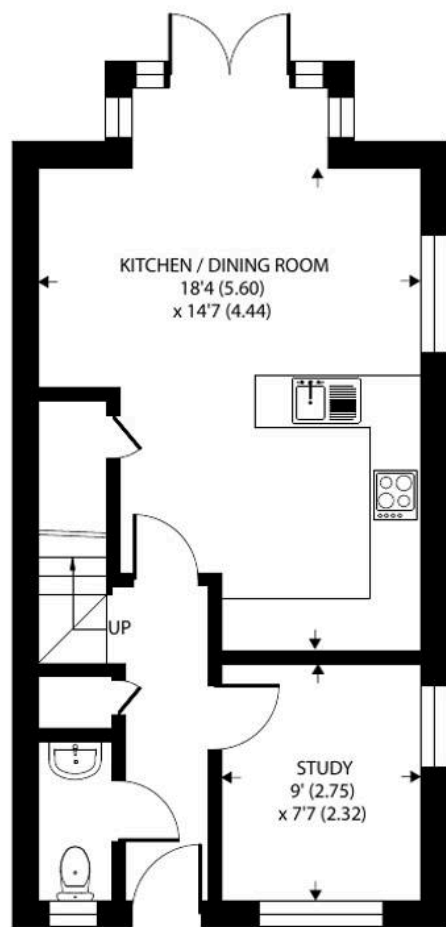
This attractive home has been thoughtfully maintained and enhanced by the current owners, benefiting from double glazing throughout, air conditioning to the top-floor bedrooms, a single garage and a recently landscaped south-east facing garden designed for low-maintenance outdoor living.

The welcoming entrance hall provides access to a versatile study/playroom, ideal for home working or family life, together with a convenient cloakroom. To the rear of the property, the well-appointed kitchen is open plan to the dining area, creating an excellent sociable space for both everyday living and entertaining. The kitchen is fitted with a comprehensive range of wall and base units and includes an integrated fridge/freezer, dishwasher, under-counter oven, four-ring gas hob with extractor hood, and plumbing for a washing machine. French doors lead directly onto the beautifully landscaped garden, allowing natural light to flood the room and providing seamless indoor-outdoor living during the warmer months.

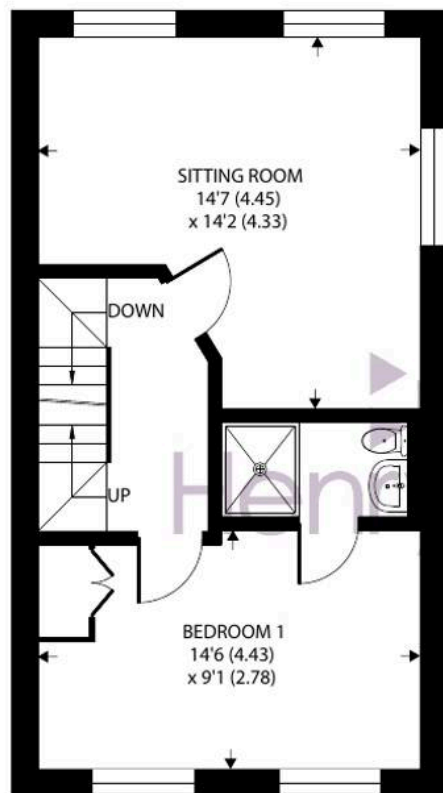
On the first floor, the spacious L-shaped sitting room is filled with natural light and offers an inviting space to relax. Also on this level is the principal double bedroom, complete with fitted wardrobe and ensuite shower room. The second floor accommodates two further generously sized bedrooms, both enhanced by air conditioning for year-round comfort, together with the family bathroom. Additional storage is provided by a partially boarded loft, a cupboard housing the gas-fired boiler and a separate airing cupboard containing the hot water system.

The enclosed rear garden enjoys a sunny south-easterly aspect and has been attractively paved for ease of maintenance, complemented by mature planting and established shrubs. A rear gate provides access to the single garage, garage forecourt and an additional informal parking space.

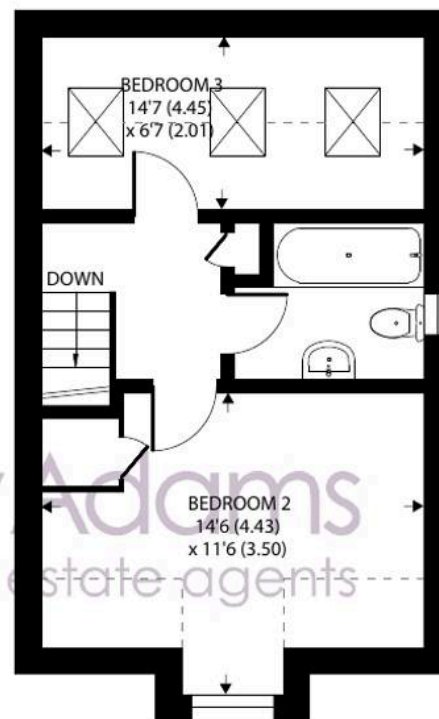




GROUND FLOOR



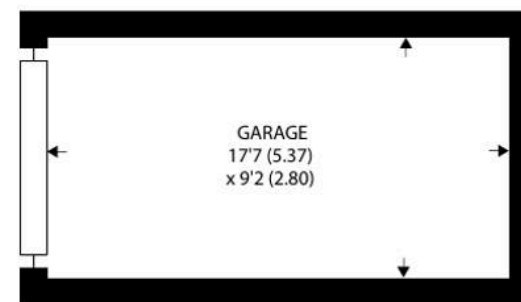
FIRST FLOOR



SECOND FLOOR



Denotes restricted
head height



NOT SHOWN IN ACTUAL LOCATION

Approximate Area = 1105 sq ft / 102.6 sq m
 Limited Use Area(s) = 76 sq ft / 7 sq m
 Garage = 162 sq ft / 15 sq m
 Total = 1343 sq ft / 124.6 sq m

For identification only - Not to scale





Henry Adams – Midhurst

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views.