



Price Range £600,000 - £625,000

Luxford Way, Billingshurst

kw **MARTIN LUNDY**
ESTATE AGENTS

Luxford Way, Billingshurst, RH14 9PA

Offered chain free, this warm and welcoming family home sits on the very desirable Penfold Grange development, only a few minutes walk from the primary and secondary schools. Billingshurst's bustling High Street, just a little further down the road offers a wide range of shops, pubs, cafes, takeaways and restaurants, plus doctors, dentists and all local amenities. The mainline station is only about half a mile away, perfect for commuters, offering direct routes to London and Gatwick.

The well maintained and presented living space includes a sociable open plan kitchen / dining room with utility room off. There's a cosy living room with French doors onto the landscaped rear garden and a ground floor study, perfect for working from home. Upstairs, all four bedrooms will take a double. The main bedroom has an ensuite and a lovely dressing room, whilst bedrooms two and three feature built in cupboards.

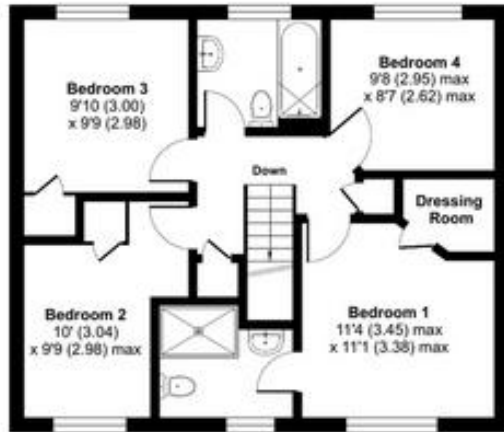
The long driveway runs alongside the house and leads to a 33ft long tandem garage. It's also wider than most, making it a great space for anyone wanting to store a classic car, motorbikes and so on. The front garden offers plenty of colour all year round and the secluded rear garden has a westerly aspect, with a large patio seating area and a level lawn, with mature shrub and flower borders.





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Approximate Area = 1233 sq ft / 114.5 sq m
 Garage = 345 sq ft / 32.1 sq m
 Total = 1578 sq ft / 146.6 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©dchecorn 2020. Produced for Lundy-Lester Ltd. REF: 1330252



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.