



**4 The Laurels**  
**Henfield, West Sussex, BN5 9RQ**  
**Guide Price £785,000 Freehold**

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making the *right* moves  
ESTATE AGENTS

# **A Well Presented Detached Family House Situated in a Quiet and Private Cul-de-Sac in the Heart of Henfield Village within Easy Walking Distance of the High Street, Local Amenities and Country Walks.**

## **Henfield**

Henfield village offers local amenities including shopping facilities, village hall, library, health centre, churches, primary school and sports centre. A bus service passes through the village to the town centres of Horsham and Brighton offering more comprehensive shopping and leisure facilities. The nearest mainline stations are at Hassocks, Burgess Hill, Horsham, Haywards Heath and Shoreham-by-Sea. Crawley, Gatwick Airport and London are accessible via the A23/M23.

## **Description**

A large 'L' shaped detached well presented family house built of brick elevations under a pitched tiled roof and is complemented by gas central heating and double-glazing. The accommodation is arranged over two floors comprising on the ground floor of entrance porch, large and spacious entrance hall, cloakroom, study/family room, bright and spacious 'L' shaped sitting/dining room with windows overlooking the south facing rear garden, utility room, kitchen/breakfast room with space for a large table and chairs and sliding patio doors leading to the conservatory.

Stairs from the entrance hall rise to the first floor where there are five bedrooms, two with ensuite shower rooms and a family bathroom.

Outside, to the front of the property is brick paved providing parking for 3/4 vehicles leading to a double integral garage, a side access leads the enclosed south facing rear garden.

## **Property Information**

Council Tax Band F: £3436.34 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Double Garage and Private Driveway

Broadband: Standard 18 Mbps, Superfast 80 Mbps (OFCOM checker)

Mobile: Good Coverage (OFCOM checker)

## **Property Misdescription Act 1991**

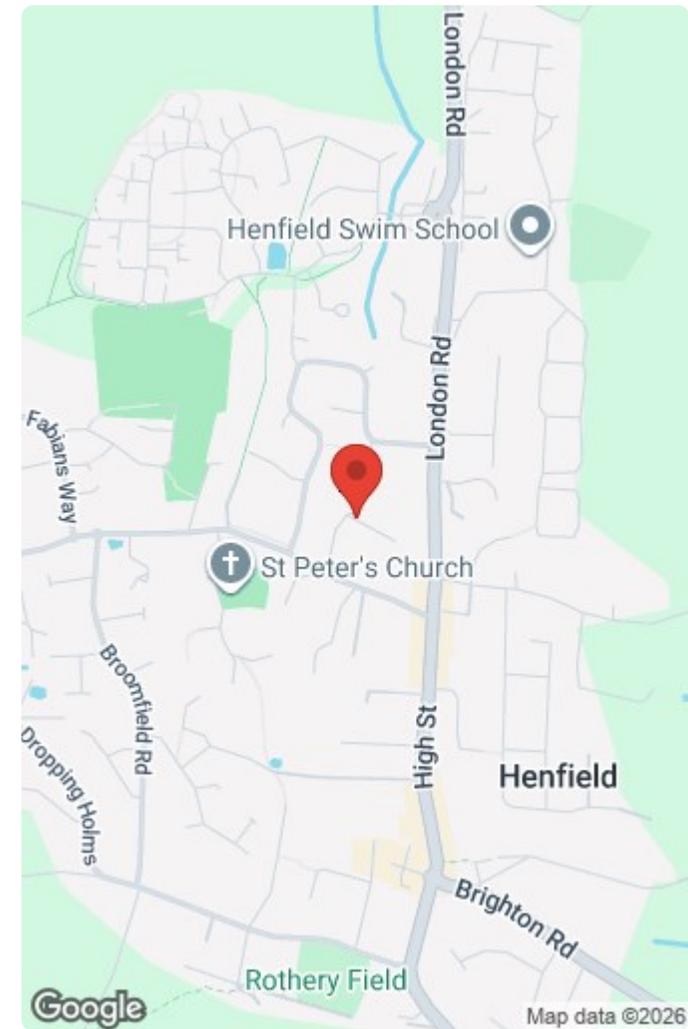
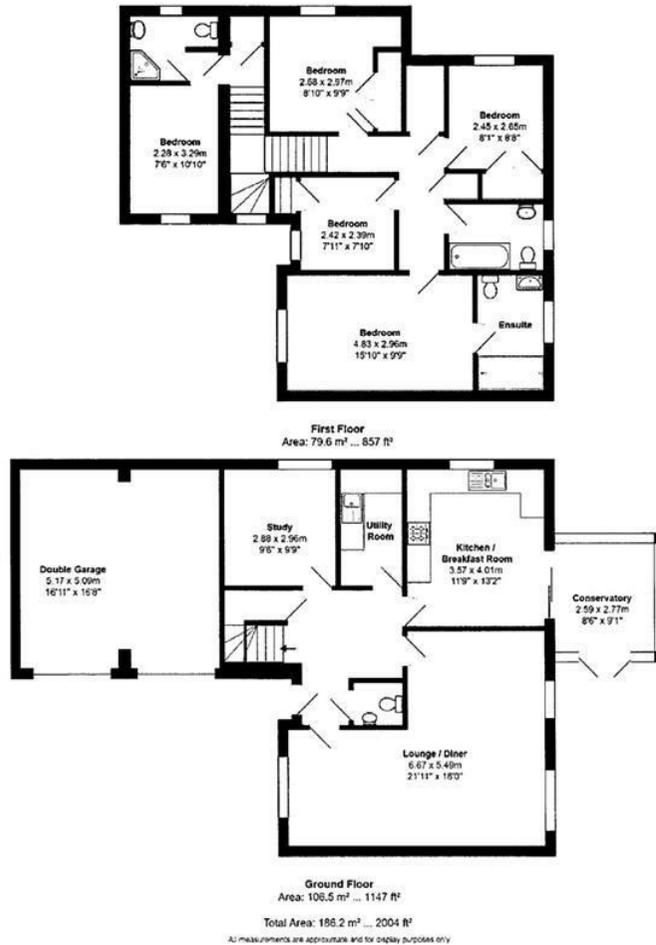
Although every effort has been taken in the production of these particulars, prospective purchasers should note:

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.









### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewings by appointment only

1, Bishop Croft, High Street Henfield, West Sussex BN5 9DA

Tel: 01273 492141 Email: sales@stevens-estates.co.uk

[www.stevens-estates.co.uk](http://www.stevens-estates.co.uk)

