



Catkin Cottage | 4, The Willows | Billingshurst | West Sussex | RH14 9WL



Catkin Cottage - 4, The Willows

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£455,000
GUIDE PRICE

Offered for sale with no onward chain, this three-bedroom semi-detached home is situated within the highly regarded Penfold Grange estate, on the popular and peaceful no-through road of The Willows. The property requires some updating and modernisation but presents an excellent opportunity for a purchaser to put their own stamp on the home and create something truly individual. The generous driveway, garage, well-proportioned accommodation and attractive location combine to offer a property with considerable potential.



Upon entering, the entrance hall provides access to the cloakroom/WC, lounge and kitchen/diner, with an attractive staircase rising to the first floor.

The lounge is a comfortable reception room, featuring double doors from the entrance hall, a gas fireplace with hearth and surround, and French doors opening directly onto the rear garden. These doors create a pleasant connection between the living space and the outside.

The kitchen/diner provides a spacious and practical setting for both cooking and family dining. The kitchen is fitted with a four-ring gas hob, electric oven and extractor hood, with space for a fridge/freezer, washing machine and dishwasher. A rear door leads directly onto the garden. The dining area features a bay window, bringing in plenty of natural light, together with useful access to the understairs storage cupboard.



To the first floor are three bedrooms and the family bathroom. The principal bedroom includes a fitted cupboard/wardrobe and a private en-suite shower room, comprising a shower, WC and wash basin. Bedroom two has fitted wardrobes, while bedroom three provides a further versatile bedroom space.

The family bathroom is fitted with a bath, WC and wash basin. The landing is particularly light and airy, with a window providing plenty of natural light, and also houses a useful airing cupboard.

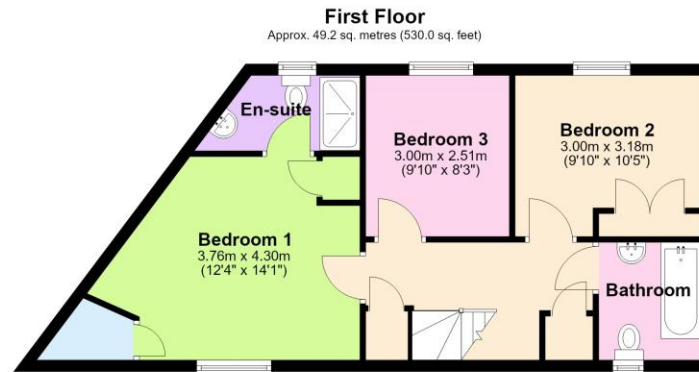
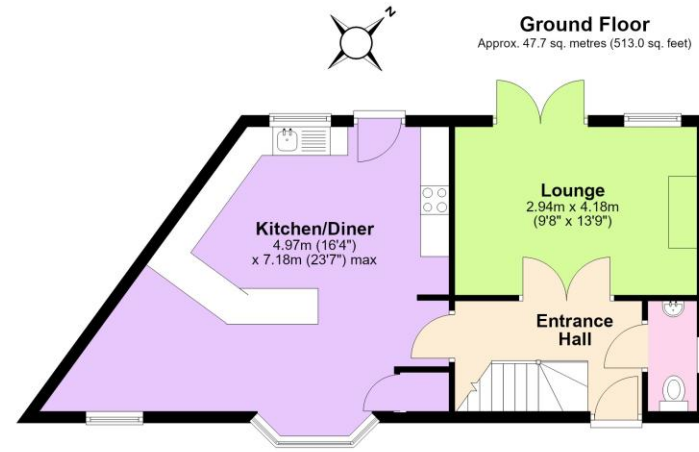
Outside, the rear garden offers a combination of patio, lawn and gravelled areas, with mature bushes providing established greenery and a good degree of privacy. A pathway leads to the pedestrian access door for the garage, while a rear access gate provides convenient access to/from the garden.

To the front is a small, well-established garden area, together with a generous driveway providing parking for at least two cars and access to the garage.

Key Features

- Three bedroom semi-detached house
- Quiet no-through road location
- Principal bedroom with en-suite
- Fitted wardrobes to bedrooms one and two
- Spacious kitchen/diner
- Lounge with gas fireplace and French doors to garden
- Downstairs cloakroom/WC
- Rear garden with patio, lawn and graveled area
- Garage and generous driveway
- No onward chain

EPC RATING=D
COUNCIL TAX BAND=E
ANNUAL ESTATE
CHARGE £600



Total area: approx. 96.9 sq. metres (1043.0 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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Managing Director:
Marcel Hoad



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