

4 Cranham Avenue, Billingshurst - RH14 9EN

Guide Price £650,000

Henry Adams
estate agents

4 Cranham Avenue, Billingshurst

- Four bedrooms, including three double rooms
- Principle bedroom with en-suite shower and built in wardrobes
- Three versatile reception rooms
- Shaker- style kitchen with separate utility room
- Refitted family bathroom
- Spacious sitting room with feature fireplace
- West facing garden with greenhouse and large shed
- Generous entertaining patio with electric awning
- Garage with power & lighting, including double driveway
- Vendors suited

Welcome to this immaculately presented, detached four-bedroom home tucked away in a quiet cul de sac in the ever-popular Billingshurst area, perfectly positioned for local schools, shops and the mainline station.

Inside there is a hallway leading to three versatile reception rooms, ideal for everything from family movie nights to a dedicated home office or playroom. The spacious sitting room is a real highlight, featuring a charming fireplace that creates a cosy atmosphere for relaxing evenings. The heart of the home is the stylish shaker-style kitchen, which comes complete with plenty of cupboard space and a separate utility room (perfect for keeping laundry and household tasks neatly out of sight).

Upstairs, the principal bedroom offers a peaceful retreat with its own en-suite shower room and built-in storage, while three further bedrooms (including two generous doubles) provide ample space for family, guests or hobbies. The family bathroom has been beautifully refitted and features both a bath and a separate shower, so everyone's morning routine can run smoothly.

Throughout, the décor is fresh and contemporary, making it easy to move straight in and add your own personal touches. Practicality is covered too, with a garage that has power and lighting, plus a double driveway offering plenty of parking for you and your visitors.

The vendors are suited and the sale is end of chain, helping to make your move as straightforward as possible. Whether you're upsizing, relocating or simply looking for a home that combines flexible living spaces with modern comforts, this property ticks



The vendors are suited and the sale is end of chain, helping to make your move as straightforward as possible. Whether you're upsizing, relocating or simply looking for a home that combines flexible living spaces with modern comforts, this property ticks all the boxes. Don't miss the opportunity to make this lovely house your next home. Book your viewing today and see for yourself what makes this Billingshurst gem so special.

Location

Billingshurst is a thriving large village in the heart of West Sussex and surrounded by some fine countryside with a main line station to London (Victoria approximately 65 minutes) and the South Coast. Highly sought after schools in the locality from infant to sixth form with the Billingshurst Primary Academy School and then The Weald Community School. Leisure facilities with the Football Club, Cricket Club, tennis and bowls clubs, leisure centre with gym and swimming pool are all nearby. The centre, with its good range of shopping facilities including Sainsburys and Lidl, restaurants, pubs, library, post office, doctors' surgery, churches and bus services. The village provides good links with both Horsham and Gatwick International Airport. There is an abundance of history dating back to Roman times and many countryside walks on your doorstep.

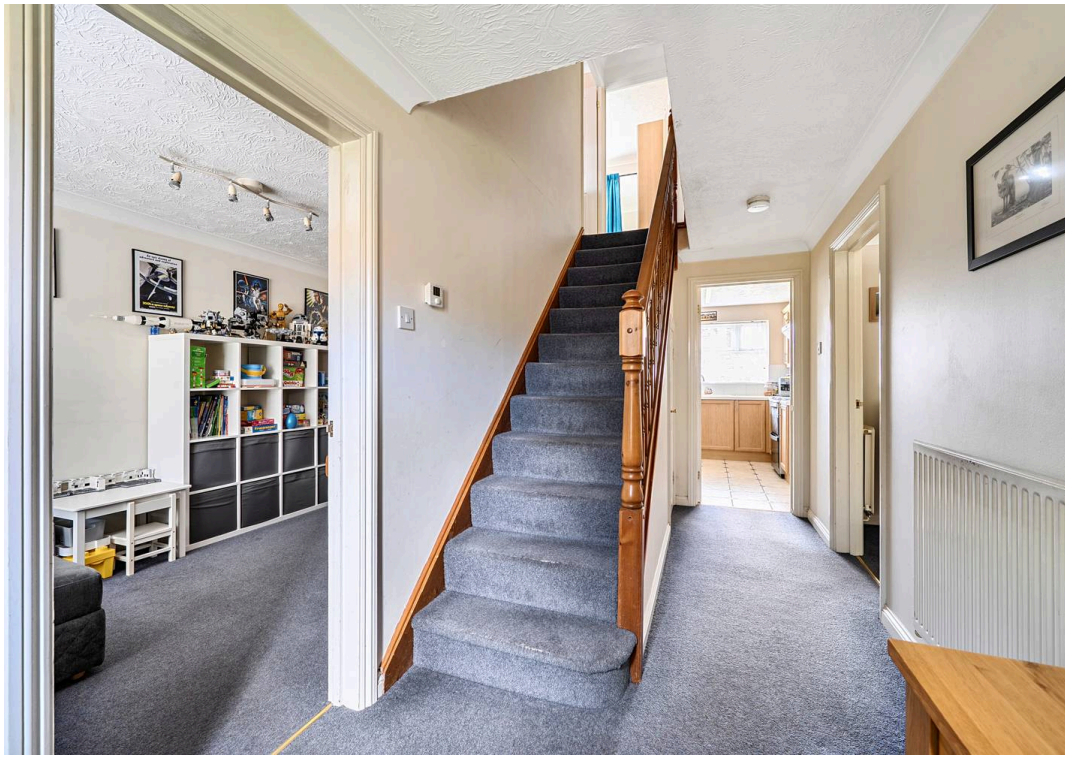
Council Tax band: F / Tenure: Freehold

EPC Energy Efficiency Rating: C / EPC Environmental Impact Rating: C

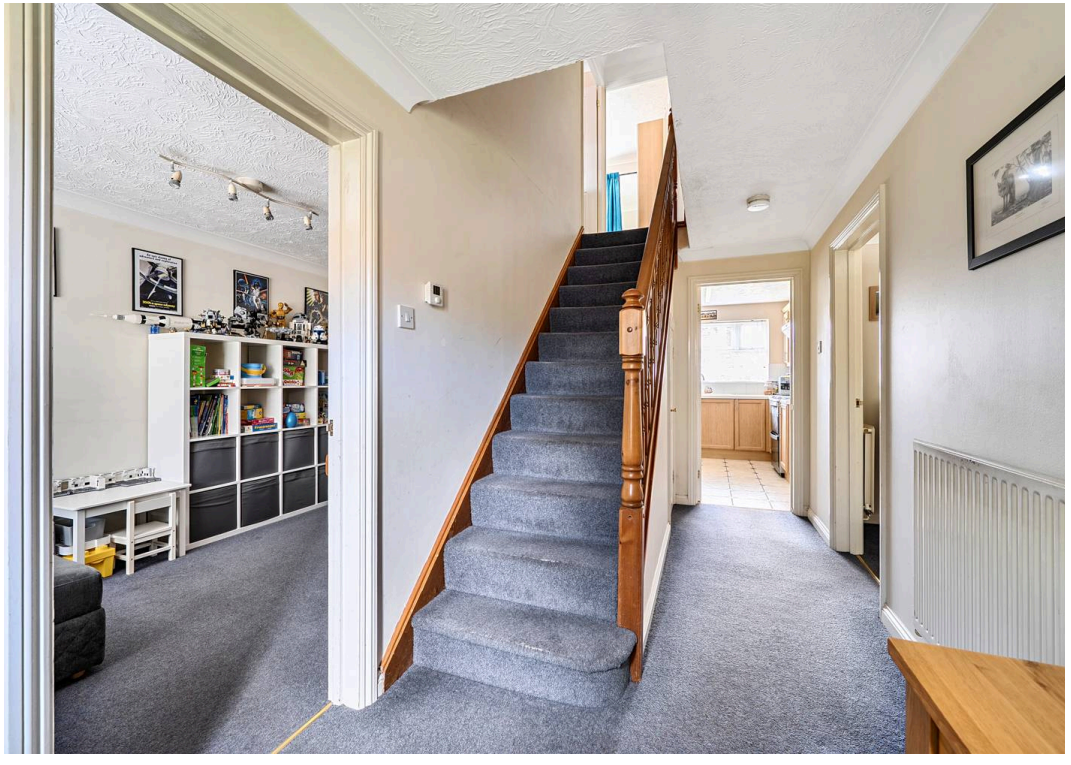






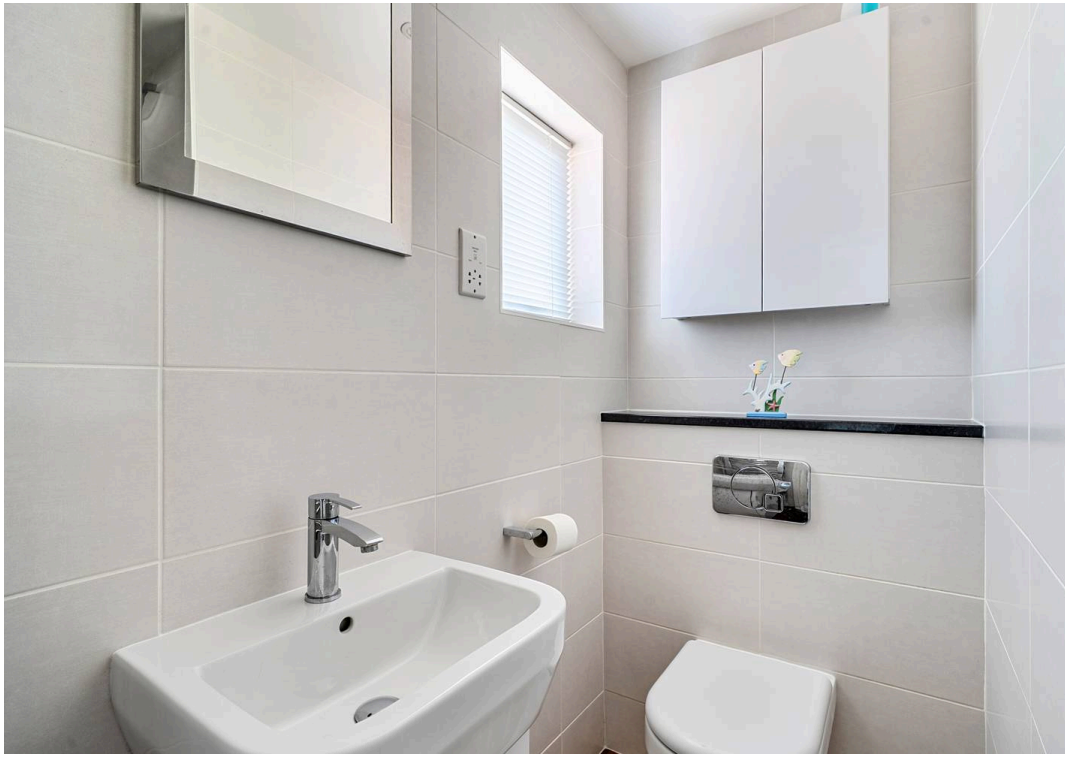



Dominos
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Frustration!

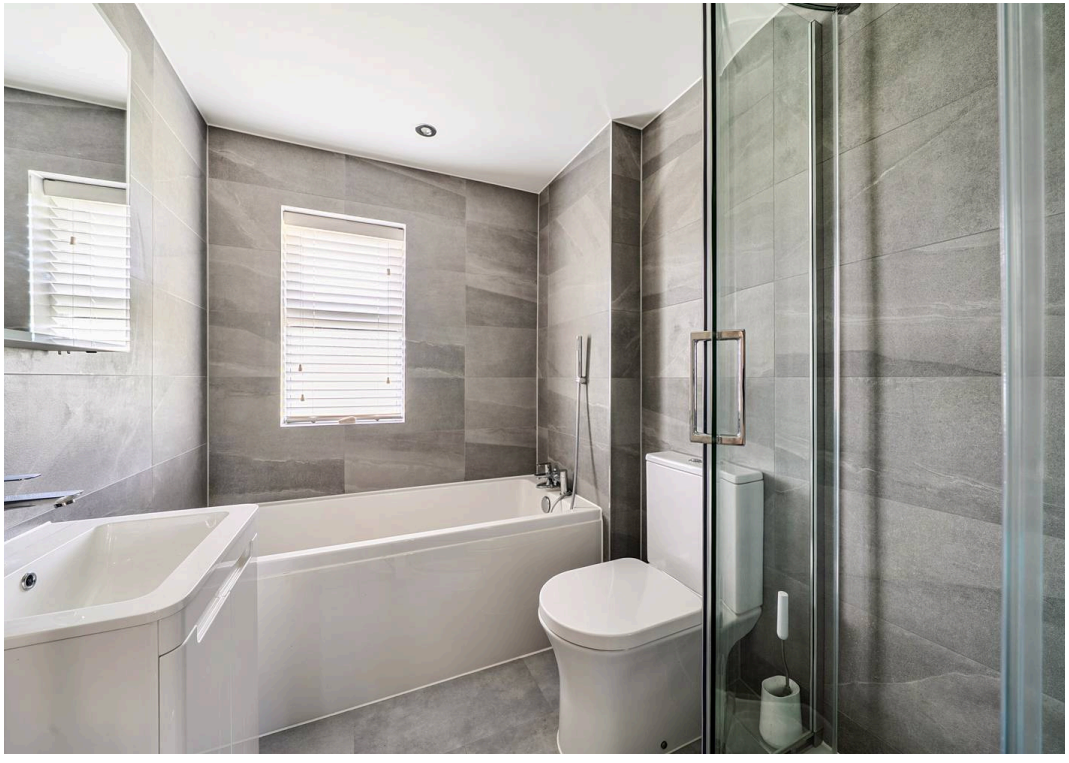









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Approximate Area = 1332 sq ft / 123.7 sq m
Garage = 142 sq ft / 13.1 sq m
Outbuilding = 66 sq ft / 6.1 sq m
Total = 1540 sq ft / 142.9 sq m
For identification only - Not to scale



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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. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.