

OVER 60?

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for up to **59% less!**



Guide Price

£750,000

Freehold

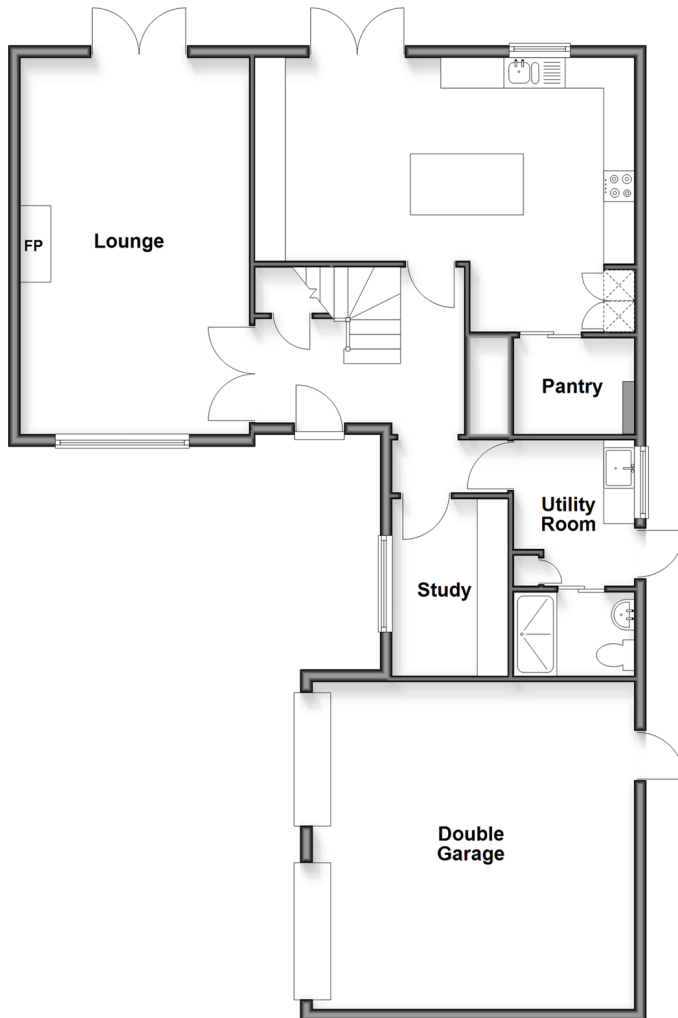
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Mallard Way, Henfield, West Sussex, BN5

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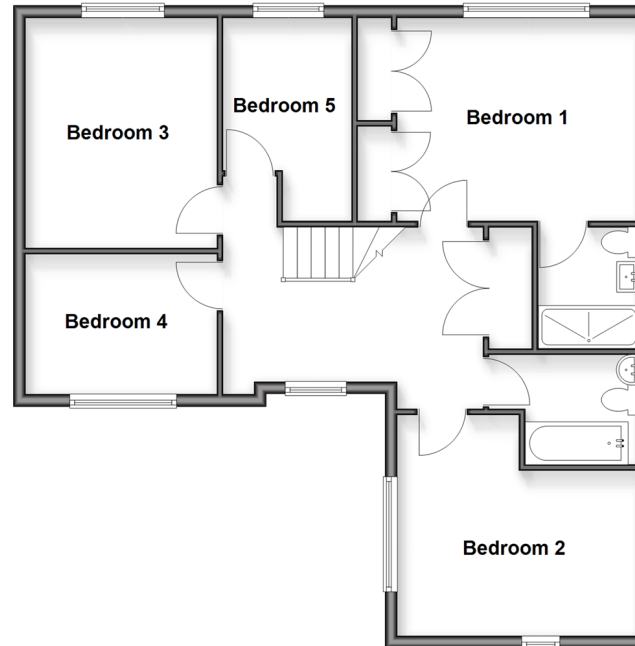
Ground Floor

Approx. 105.5 sq. metres (1135.4 sq. feet)



First Floor

Approx. 76.9 sq. metres (827.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 20'2 x 12'3 (6.15m x 3.74m)

Study: 9'6 x 6'4 (2.90m x 1.93m)

Utility Room: 7'5 x 7'5 (2.26m x 2.26m)

Shower Room: 5'9 x 4'6 (1.75m x 1.37m)

Kitchen/Diner: 20'6 (6.25m) x 14'0 at widest point (4.27m) narrowing to 10'2 (3.10m)

Pantry: 6'6 x 5'0 (1.98m x 1.53m)

FIRST FLOOR

Landing

Bedroom 1: 14'11 into fitted wardrobes x 10'3 (4.55m x 3.13m)

En Suite Shower Room: 6'9 x 5'5 (2.06m x 1.65m)

Bathroom: 6'7 x 5'4 (2.01m x 1.63m)

Bedroom 2: 13'1 x 11'11 (3.99m x 3.63m)

Bedroom 4: 10'2 x 7'6 (3.10m x 2.29m)

Bedroom 3: 12'6 x 10'2 (3.81m x 3.10m)

Bedroom 5: 10'4 x 7'9 (3.15m x 2.36m)

OUTSIDE

Double Garage: 17'6 x 17'6 (5.34m x 5.34m)

Front & Rear Garden

Driveway



Main features

- A beautifully presented executive family home just a few minutes walk to Henfield's bustling High Street
- Stunning kitchen/diner with walk-in pantry
- Quiet and peaceful landscaped garden with outdoor kitchen area, perfect for entertaining
- The office is perfect for home workers
- Space at the side of the house could be used for a garden room/log cabin



Nearest Schools

Primary Schools: St Peter's CoFE Primary 1.0 miles, Jolesfield CoFE Primary 2.9 miles, Ashurst CoFE Primary 5.4 miles

Secondary Schools: Steyning Grammar School 7.8 miles.



Transport Information

Train Station: Hassocks 7.0 miles



Address

Mallard Way, Henfield, West Sussex, BN5



Directions

For directions to this property please contact us.



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Call Horsham Branch 01403 269268 ■ cubittandwest.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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