



hamlyn
smith.


Badger Copse, Henfield, BN5 9HE

£575,000

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 4 Bedrooms

 2 Receptions

 1 Bathroom

A wonderful opportunity to buy this semi-detached, four-bedroom property in Badger Copse, Henfield, on the market with Hamlyn Smith. The house is on a quiet close, and has a beautiful west-facing garden and off-street parking.

- 4 Bedroom Family Home
- A Large West Facing Rear Garden
- Driveway & Garage For Storage
- Located In A Quiet Close
- Beautifully Presented Throughout





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The front door of the house opens to a vestibule, with a door to the downstairs WC on one side. From here you enter the living room which is a spacious room, open-plan to the stairs, which means the room runs across the full width of the house and has a dual-aspect, with windows to the front and side of the house. The kitchen/dining room is at the back of the house and is another spacious room, with a dining area at one end. Shaker-style units are topped with a beech counter and metro-tile splashback, and there is a double electric fan oven with grill, and five-burner gas hob. There is also an integrated dishwasher, wine-fridge, built-in microwave, space for a washing machine and space for an American-style fridge freezer. The floor has luxury vinyl tiles and underfloor heating. At the dining end of the room there is enough space for both a dining table and a sofa. Double doors from here open onto the west-facing garden. Immediately outside the house are two patio areas and the remainder of the garden is lawned with shrubs and plants either side. A further decked patio area is positioned at the bottom of garden which means there are three choices of seating areas, depending on the time of day and position of the sun.

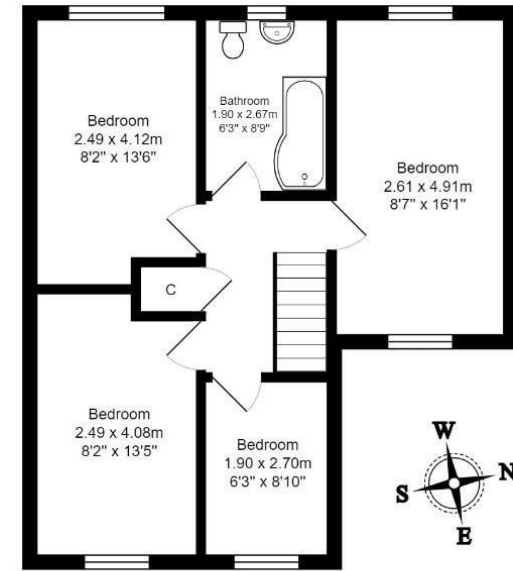
Upstairs are four bedrooms and a family bathroom. The main bedroom is a lovely, light, dual aspect room. There are two further good doubles and a single bedroom/office. The bathroom has a shower/bath with screen and thermostatic shower, a white WC and hand basin, and a slate tiled floor.

The whole house is double-glazed, and the central heating is run off a combi-boiler which is in the loft. There is an electric car charging point at the front, and the house has a Sky dish. The original garage has been reduced in size to make a larger dining area, which means the garage is not full-size and is used for storage. There is further storage space in the loft, which has a pull-down ladder and light, and under the stairs as well as in the large shed in the garden.

Henfield is a thriving village, just to the north of the South Downs National Park. The current owner of the house has really appreciated being able to walk to St Peter's Primary School, the GP surgery and the dentist. The bus stop two minutes from the house has services to Brighton, Horsham and Burgess Hill. The Downs Link cycle and footpath passes through the outskirts of the village, running from Shoreham to Guildford. After a long walk, pop in to the Cabin at Berretts Farm, for tea, coffee cake, and fantastic views. They even do pizza evenings in the summer months! Henfield has a wide range of shops, a Sainsbury's local, four pubs, cafés and a public library.



Area: 57.5 m² ... 619 ft²



Area: 51.6 m² ... 556 ft²

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Total Area: 109.1 m² ... 1174 ft²

All measurements are approximate and for display purposes only.

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