



55, Daux Avenue | Billingshurst | West Sussex | RH14 9TD





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£400,000

Situated in a popular location being within easy reach of beautiful woodland and countryside walks. The bungalow has good access to a Tesco select and train station with the leisure centre and schools just beyond. In the recent past has the roof has had the moss removed and cleaned and the ridge tiles replaced plus the property has been enlarged with a full width extension to the rear which gives added living accommodation and a large utility room. There is a well fitted kitchen with two integrated ovens, hob and extractor. The bathroom has been remodelled to a modern shower room. There is a good sized garden with a full width patio adjacent the bungalow and an area of lawn and towards the rear are three garden sheds.



Covered Entrance Canopy

Courtesy light, replacement front door with double glazed insert, leading to:

Hall

Radiator, meter cupboard, access to roof space, door to:

Dining Room

Radiator, open plan through to:

Living Room

Aspect to the rear with double glazed double opening doors leading to garden, radiator.

Kitchen

Comprising: worksurface with inset sink unit having mixer tap having base cupboard under, space and plumbing for dishwasher, further matching worksurface with inset four ring gas hob having base cupboards under, further worksurface with base cupboards and drawers beneath, cooker unit housing double oven with storage above and below, space for fridge, eye-level cupboards, stainless steel extractor hood over hob, door leading to:

Utility Room

Worksurface with space below for washing machine and tumble

dryer, tall cupboard to side ideal for ironing board, space for tall fridge with storage cupboard to side, additional matching bank of fitted cupboards, tiled floor, 'Worcester Greenstar' gas fired condensing boiler, door with double glazed insert and matching double glazed window to side leading to garden.

Bedroom One

Aspect to front, extensive range of built-in 'Hammonds' bedroom furniture comprising: full length fitted wardrobes with two doors being mirror fronted, fitted chest of drawers, two matching bedside cabinets, radiator, double glazed window.

Bedroom Two

Aspect to front, radiator, double glazed window.

Shower Room

Partly tiled walls and a white suite comprising: tiled shower cubicle with mixer shower, pedestal wash hand basin with mixer tap, glazed shelf over and mirror, w.c., chrome heated towel rail, double glazed secure glass window, wall-mounted electric heater.

Outside

Private Drive

Directly to the front of the bungalow is a concreted area providing hard standing.

Front Garden

Being mainly laid to lawn with flower and shrub borders, side access which leads to a secure gate that in turn leads to:

Rear Garden

Adjacent the bungalow is a full width patio which leads to a good sized area of lawn with central path and to either side of the lawn are raised flower planters. There is an aluminium framed greenhouse and towards the rear boundary are two further raised flower planters and three garden sheds.

EPC RATING= C
COUNCIL TAX= C





"We'll make you feel at home..."



Managing Director:
Marcel Hoad

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787

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