



**Millers, Cagefoot Lane  
Henfield, West Sussex, BN5 9HD  
Guide Price £750,000 Freehold**

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ESTATE AGENTS

# **An Extremely Well Presented Three Bedroom Detached Family Home in a Much Sought After Location. The Property Benefits From a Private Driveway, Enclosed Rear Garden, Summerhouse & is Close to Henfield High Street.**

## **Situation**

Henfield village offers local amenities including shopping facilities, village hall, library, health centre, churches, primary school and sports centre. A bus service passes through the village to the town centres of Horsham and Brighton offering more comprehensive shopping and leisure facilities. The nearest mainline stations are at Hassocks, Burgess Hill, Horsham, Haywards Heath and Shoreham-by-Sea. Crawley, Gatwick Airport and London are accessible via the A23/M23.

## **Description**

The accommodation comprises entrance porch, entrance hall leading to the bright and spacious double aspect lounge/dining room with French doors opening onto the enclosed rear garden. Modern fully fitted kitchen/breakfast room with further French doors to the garden. Downstairs cloakroom.

Upstairs there are two large double bedrooms, one with a feature bay window and inbuilt wardrobe, third single bedroom currently arranged as a dressing room. Large modern fitted family bathroom with separate bath and separate shower cubicle.

Outside there is a small front garden and a private driveway along with an attractive enclosed rear garden featuring patio, shingled sitting area and part laid to lawn. Detached summerhouse with power & lights ideal for a home office/utility.

The property further benefits from neutral decoration and flooring throughout, along with gas central heating and double glazing.

Council Tax Band - F

## **Property Misdescription Act 1991**

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate.
2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.
4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.

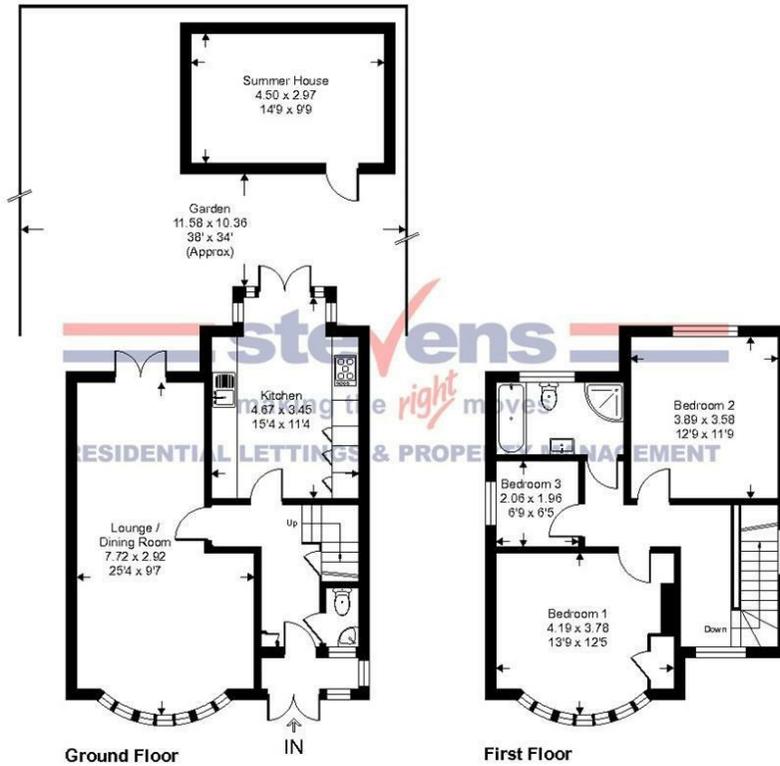






## Millers Cagefoot Lane, BN5

Approximate Gross Internal Area = 103 sq m / 1111 sq ft  
 Approximate Outbuilding Internal Area = 14 sq m / 146 sq ft  
 Approximate Total Internal Area = 117 sq m / 1257 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewings by appointment only

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