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Mallard Way

Henfield, BN5 9HF

Guide price £750,000

Guide Price £750,000 - £775,000 This substantial 5 bedroom detached home situated in a peaceful off road setting has been greatly improved and reconfigured by the current owners to now provide an excellent modern family house.

The owners have reconfigured the ground floor layout to now provide a stunning contemporary kitchen/dining room fitted with high quality appliances. A walk-in pantry has been created, along with a ground floor shower room, utility room, study with bespoke made wooden double desk.

The good size main living room with dual aspect and feature media wall provides the perfect space for the family to relax and provides access to the rear garden.

On the first floor are 5 good size bedrooms, the master having built in wardrobes and a refitted en-suite shower. 4 further bedrooms and a refitted family bathroom, all being accessed from a feature galleried landing.

Outside the rear garden does not disappoint with a superb sunken patio area, the installation of an outside kitchen with granite work surfaces. The strategic planting of mature trees to provide privacy, an area to the side of the property that would be ideal for a garden room/office/garden store.

At the front of the property there is driveway providing ample parking and leading to double garage with electrically operated doors.

The village of Henfield itself provides everything needed for day to living including: supermarket, post office, public houses, medical and sports centre and primary school. The popular coastal city of Brighton, Gatwick Airport and Hassocks mainline station are all within easy reach.



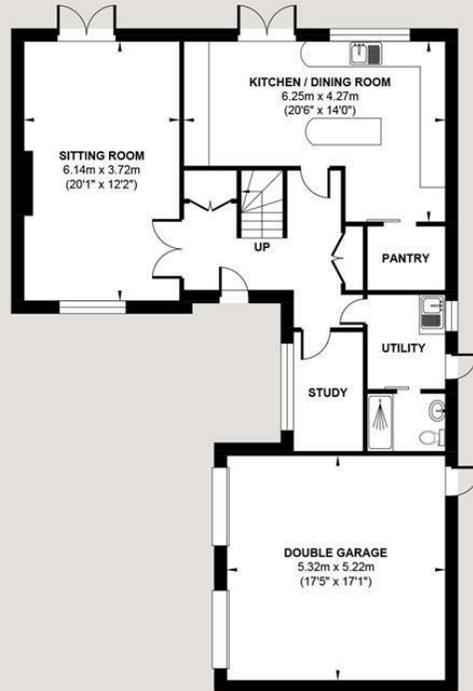
- Much improved and superbly presented 5 bedroom detached house with double garage
- Quiet of road location
- Refitted kitchen / dining room opening onto rear garden
- Bespoke fitted double study
- Downstairs shower room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



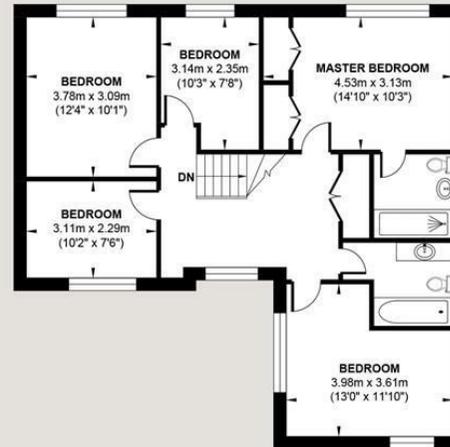
MALLARD WAY

Approx. Gross Internal Floor Area (Including Garage) 179.39 sq m / 1930.92 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
1100.17 sq ft
(102.21 sq m)



FIRST FLOOR

Approximate Floor Area
830.75 sq ft
(77.18 sq m)



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We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



