





This particularly spacious and versatile 3/4-BEDROOM DETACHED HOUSE with DOUBLE INTEGRAL GARAGE is set on a CIRCA 0.3 ACRE PLOT and built, we believe, in the 1950s. It comes to the market after being a much-loved family home by the current owners since the 1960s. Situated in one of Balcombe's premier roads, the property offers the incoming purchaser the opportunity to modernise, renovate and extend should it be required (STPP). Balcombe's village centre and mainline railway station are equidistant of the property and within a 10-minute walk whilst its primary school being just over half a mile away. Stunning open countryside surrounds Balcombe forming part of the High Weald Area of Outstanding Natural Beauty.

The accommodation in brief comprises: ENTRANCE LOBBY into a well-proportioned LIVING ROOM featuring a coal-effect gas fire inset to an original Art Deco tiled fireplace surround. A separate DINING ROOM is positioned to the rear adjacent to the living room. In addition, there is a spacious CONSERVATORY to front aspect benefitting from bi-folding as well as sliding doors and enjoying views over the well-screened garden. The generously sized, fully equipped KITCHEN/BREAKFAST ROOM to the rear has two large windows with garden views whilst comprehensively fitted with birch-effect wall and base units along with integrated appliances to include a fridge/freezer, gas hob and double electric oven with space/plumbing for a free-standing dishwasher.



A separate UTILITY ROOM offers extra storage with a base unit and secondary sink, spaces/plumbing for a washing machine and tumble dryer, external door to garden and separate WC off. Further ground floor accommodation includes a SHOWER ROOM equipped with basin and WC along with BEDROOM 4, IDEAL FOR THOSE WITH RESTRICTED MOBILITY OR AS A GUEST ROOM.

From the living room, a turned staircase rises to the FIRST FLOOR where there are THREE BEDROOMS, two doubles and one large single, and a FAMILY BATHROOM with SEPARATE WC. BEDROOM 1 benefits from a deep, walk-in eaves storage cupboard whilst BEDROOM 2 has fitted wardrobes.

OUTSIDE: A gated entrance opens onto a PRIVATE DRIVEWAY with an adjacent BLOCK-PAVED HARDSTANDING, both of which provide parking for several vehicles. A DOUBLE INTEGRAL GARAGE benefits from an electronically controlled up-and-over door with personal door to the rear into utility room.

Well-maintained mature gardens are arranged around the property whilst being fully enclosed. Large expanses of level lawn are interspersed with an array of apple and specimen trees along with shrub borders. Hedgerow to boundaries provide a high degree of privacy and seclusion. Further is a timber GARDEN SHED.

NO ONWARD CHAIN

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Tenure: Freehold

- 3/4-BED DETACHED OLDER-STYLE HOUSE ON CIRCA 0.3 ACRE PLOT.
- EASY WALK OF VILLAGE CENTRE, MAINLINE STATION & PRIMARY SCHOOL.
- LIVING ROOM WITH ORIGINAL FIREPLACE. SEPARATE DINING ROOM.
- KITCHEN/BREAKFAST ROOM. SEPARATE UTILITY ROOM.
- GROUND FLOOR BEDROOM & SHOWER ROOM.
- CONSERVATORY WITH BI-FOLDING/SLIDING DOORS.
- 3-FIRST FLOOR BEDROOMS. FIRST FLOOR BATHROOM & SEPARATE WC.
- PRIVATE GATED DRIVEWAY. DOUBLE INTEGRAL GARAGE. WRAP-AROUND GARDENS WITH HIGH DEGREE OF PRIVACY.
- GAS CENTRAL HEATING. MAINS DRAINAGE.
- EPC RATING: D.
- COUNCIL TAX BAND: E.
- NO ONWARD CHAIN.



Oldlands Avenue, Balcombe, RH17

Approximate Gross Internal Area = 188.1 sq m / 2025 sq ft
(Including Garage & Loft Eaves)

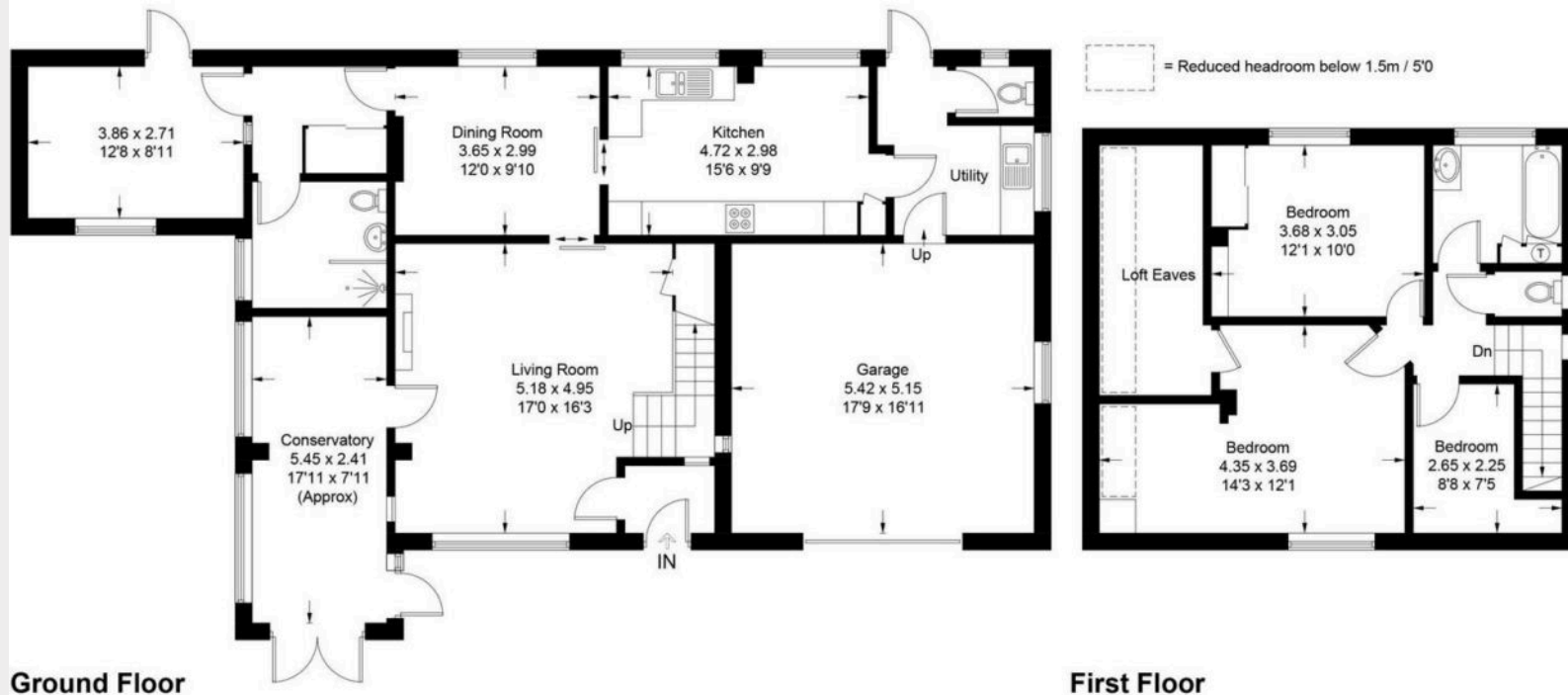


Illustration for identification purposes only, measurements are approximate,
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