



**Smith Road, Broadbridge Heath**

Guide Price **£500,000**

  
**Henry Adams**  
estate agents



# Smith Road

Broadbridge Heath, Horsham

Offering access to a selection of well-regarded local schools including primary and secondary schools, this property is ideal for a growing family or young couples alike and offers a well thought out blend of living and bedroom space arranged over two floors.

The reception hallway welcomes you and leads through to the main sitting room which has a window to the front of the property, The kitchen has a range of wall and base units with light finish and contrasting worksurfaces running through, a selection of integrated appliances, plus double oven and gas hob.

The kitchen/ diner enjoys double doors at the rear of the property directly onto the rear garden terrace. Also of note to the ground floor is a downstairs cloakroom and understairs storage space.

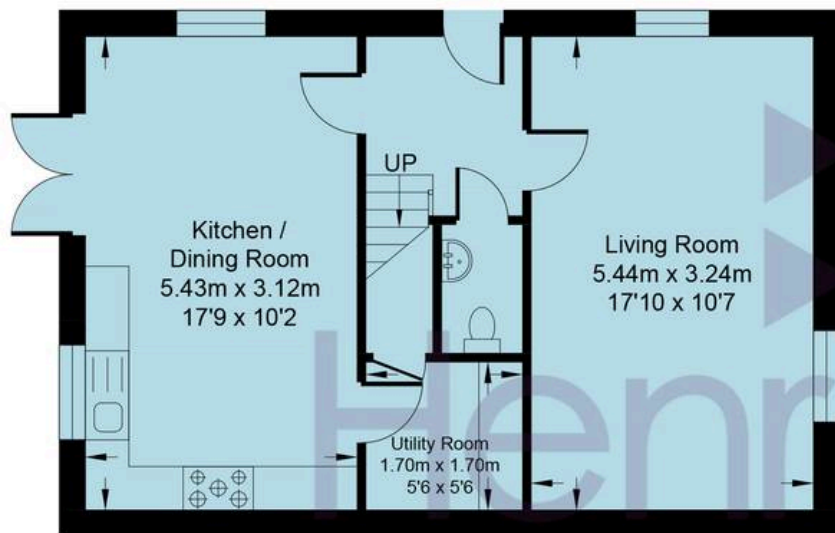
To the first floor there are three bedrooms, the main bedroom has double wardrobe space and enjoys views over the front of the property with a modern en-suite shower room, in addition there are two further bedrooms, bedroom two also has fitted wardrobes with a spacious family bathroom.

The front garden is landscaped with a selection of shrubs and borders with a path leading to the front door. There is a side access gate leading through to the rear garden which has a superb terrace area perfect for alfresco dining and entertaining. Also of note is garage and driveway parking.

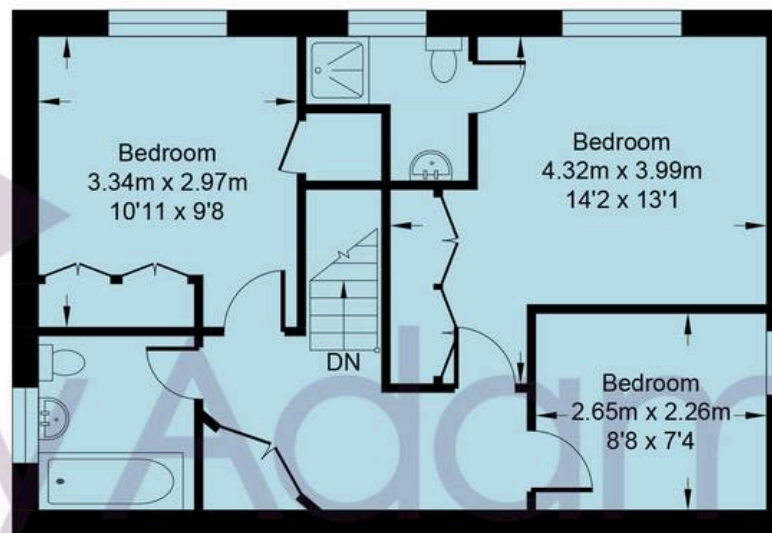




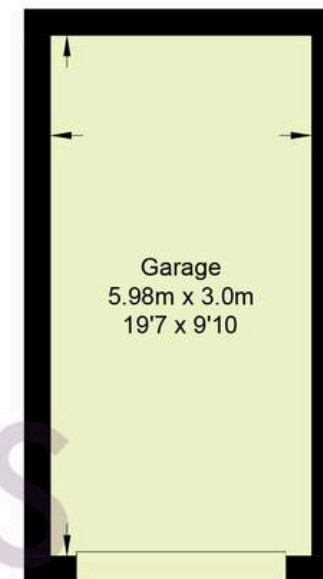




GROUND FLOOR



FIRST FLOOR



GARAGE



## Smith Road

Approximate Area = 979 sq ft / 91.0 sq m

Garage Area = 193 sq ft / 18.0 sq m

Total = 1172 sq ft / 109.0 sq m

For identification only - not to scale







Kitchen/ Dining room

Utility Room

Spacious Living room

Downstairs WC

Three Bedrooms Two Bathrooms

Garage with driveway parking

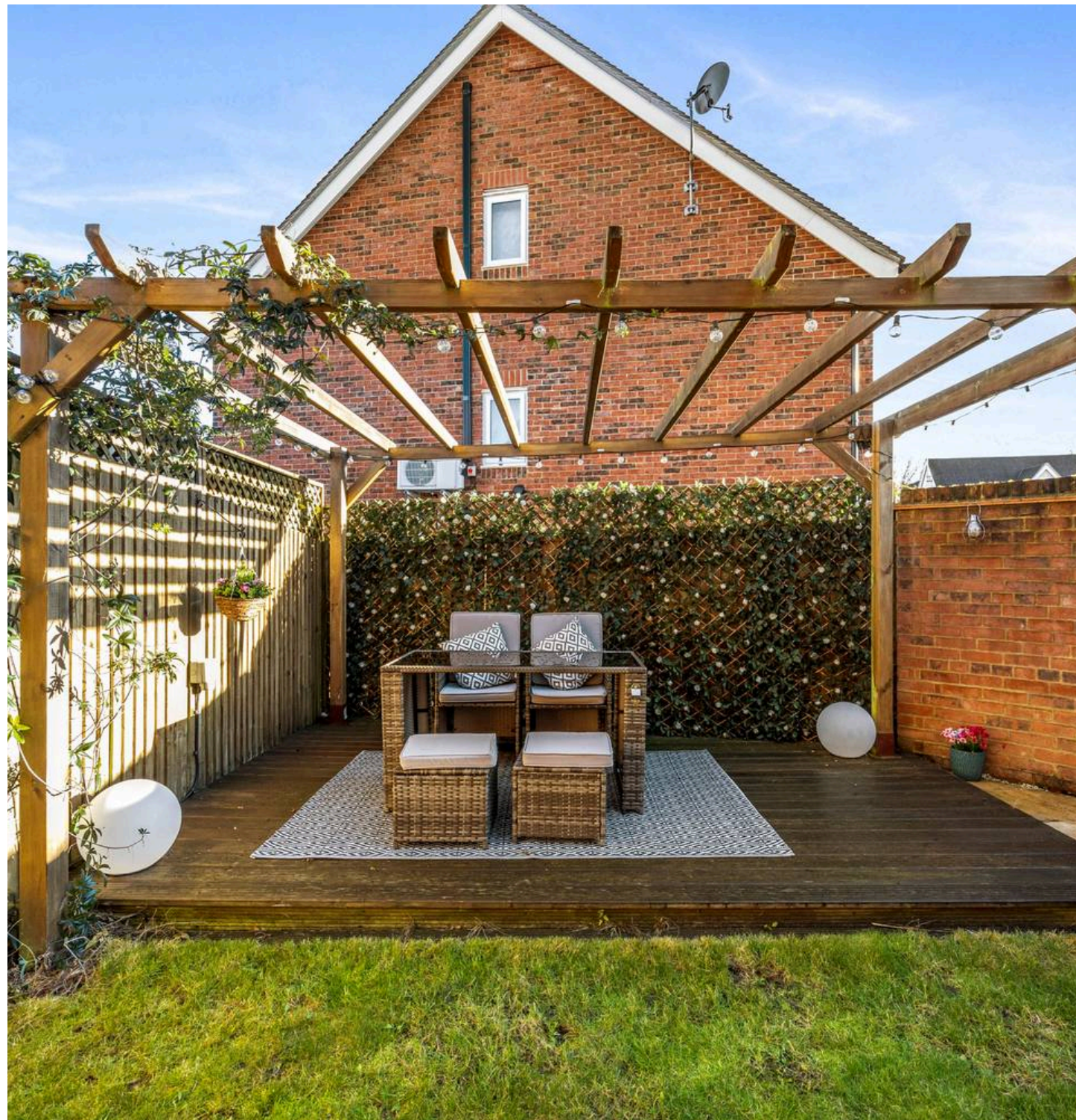
Beautifully presented throughout

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B











## Henry Adams – Horsham

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