



Thompson Road, Broadbridge Heath

Guide Price £420,000

Thompson Road

Broadbridge Heath, Horsham

Situated on the ever popular Wickhurst Green development in a quiet cul-de-sac location, is this spacious and well presented three bedroom family home.

On entering via the front door you are greeted with a good sized entrance hall and modern downstairs cloak room.

The living room is an excellent size with plenty of space for sofas and chairs to relax in as well as room for a dining table and chairs. The room is light and bright being dual aspect with views and direct access to the garden.

The modern kitchen is fitted in a matching range of base and wall units with complimentary working surfaces. The kitchen benefits from integrated appliances including a dishwasher, washing machine, fridge freezer, oven and hob.

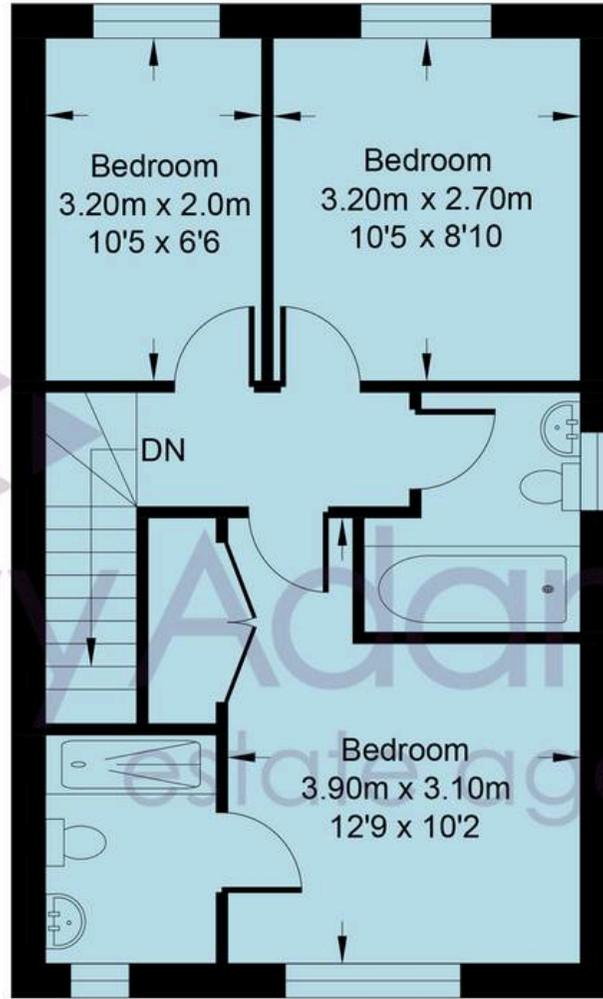
On the first floor the principal bedroom has its own en-suite shower room, there are two further good-sized bedrooms and the family bathroom. Outside landscaped rear garden with a patio area, a raised area of decking which is ideal for outside entertaining and alfresco dining. The garden is mainly laid to lawn. There is a drive way to the side of the property with parking for several cars leading to the garage. Further features include double glazing and gas central heating and balance of the NHBC guarantee. An early viewing is highly recommended.



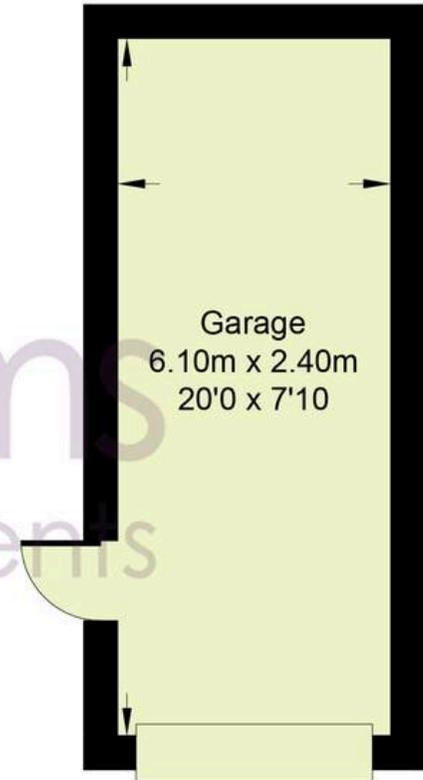




GROUND FLOOR



FIRST FLOOR



GARAGE



Thompson Road

Approximate Area = 819 sq ft / 76.1 sq m
 Garage Area = 157 sq ft / 14.6 sq m
 Total = 976 sq ft / 90.7 sq m
 For identification only - not to scale

You can enjoy village life with Broadbridge Heath and Slinfold within close proximity and the historic market town of Horsham is approximately 1.5 miles from the development. Broadbridge Heath itself offers Newbridge Garden Centre, a post office, hairdressers, pub and primary school. Tesco is nearby and there is a bus service taking you into Horsham. Leisure facilities locally are excellent. Broadbridge Heath has a sports centre which has a full sized athletics arena and in the other direction is Slinfold Country Club with its health suite and spa.

Estate Fee - Service charge - £500/600 per annum (paid 6 monthly) approx

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.