



Rixons Close, Horsted Keynes

Offers in Region of **£475,000**

Rixons Close

Horsted Keynes, Haywards Heath

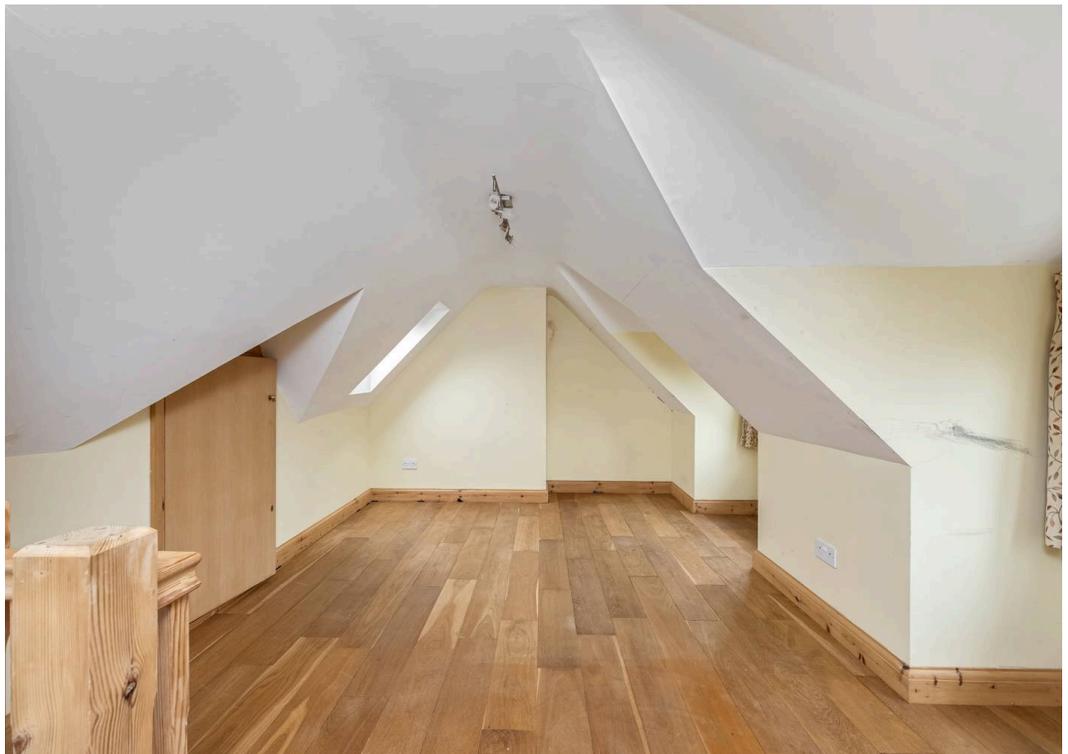
Henry Adams are pleased to present to the market this spacious and extended four bedroom semi detached home, situated in an enviable cul de sac location, within the heart of Horsted Keynes. The property is presented to the market with no onward chain, with accommodation over 3 floors, offering versatile accommodation for the whole family. Internally, the property benefits from an entrance hall with a convenient downstairs WC to the front. The hallway leads through to a spacious open plan living space, the lounge area is to the front, with large windows flooding the room with light. The dining area is to the rear, and has patio doors, leading onto the rear garden. The dining area, also boasts a feature wood burner ,creating a warm and inviting atmosphere. In addition to this, there is an incredibly spacious double aspect kitchen, providing ample work top and storage space, with space for a range of modern appliances. The kitchen offers side access to the garden and also leads onto a large conservatory, with further access to the rear garden and internal heating and power.

On the first floor, the property has plenty more to offer, with a master bedroom positioned to the front, as well as a further double bedroom and larger than average single bedroom to the rear. There is a good sized family bathroom, offering a white suite with a corner bath. There is also a separate shower room with a WC & walk in shower unit. The first floor, also boasts plenty of storage with a large store room to the front.









The accommodation is complete with a double aspect second floor bedroom, with built in storage throughout the eaves.

Externally, the property benefits from a large driveway to the front with off road parking for multiple cars. There is also a garage to the front, with internal power and light. To the rear, there is an extensive rear garden, laid to lawn with a border of mature shrubs and bushes.

The property is situated in the quintessential Sussex village of Horsted Keynes, nestled in the heart of the High Weald Area of Outstanding Natural Beauty. The village offers a peaceful rural lifestyle with excellent access to local amenities and transport links, including a village shop, two charming pubs (The Crown and The Green Man), a village hall, two churches, and the highly regarded St. Giles C of E Primary School.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

Entrance Hall

W.C

Lounge

Kitchen / Diner

Conservatory

First Floor Landing

Bedroom 1

Bedroom 3

Bedroom 4

Family Bathroom

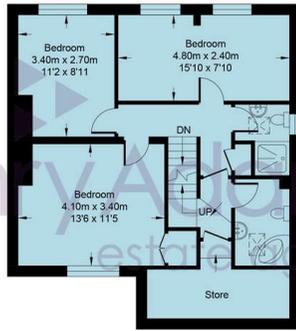
Shower Room

Bedroom 2

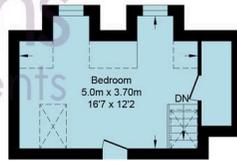




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Rixons Close

Approximate Area = 1612 sq ft / 149.8 sq m
 Total = 1612 sq ft / 149.8 sq m
 For identification only - not to scale



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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.