



## Wells Croft, Broadbridge Heath

Guide Price £650,000

# Wells Croft

Broadbridge Heath, Horsham

This immaculately presented four-bedroom detached house offers spacious and versatile accommodation, perfectly suited to modern family living.

Located in the sought-after Wickhurst Green development, this beautifully maintained property is ideally placed for access to local schools, amenities, and transport links.

The welcoming entrance hall leads to a dual aspect generous living room which feature double doors to the rear garden filled with natural light,

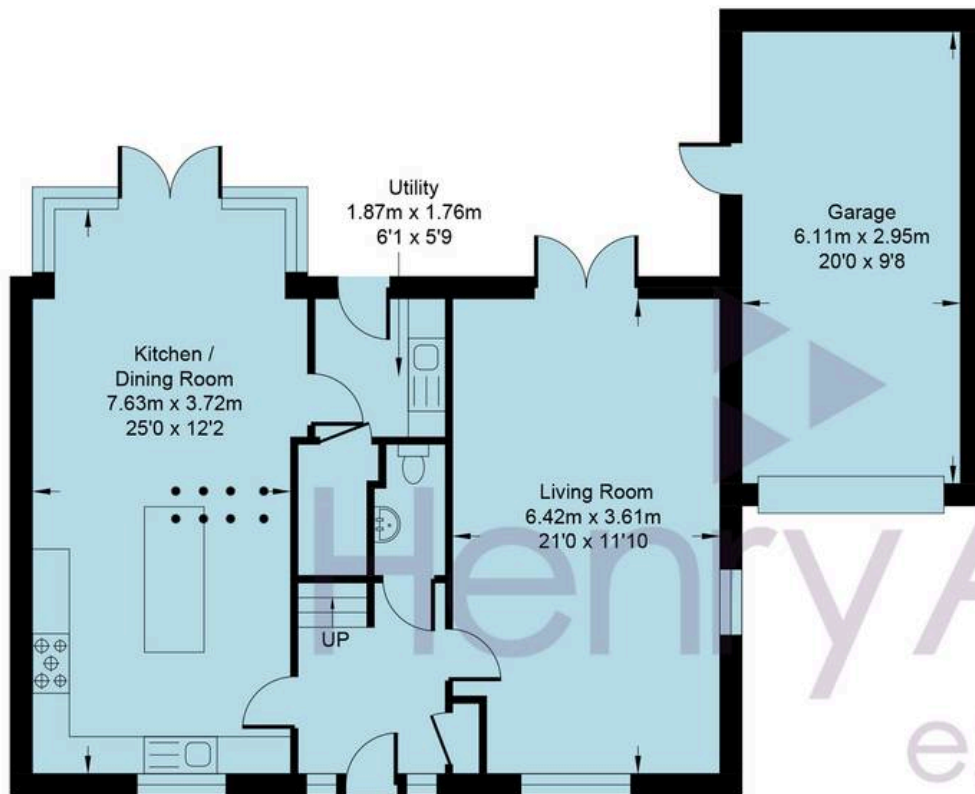
A stunning modern kitchen designed with sleek grey and white units, quality worktops, and integrated appliances. Finished to a high standard, this space combines functionality with contemporary style. The layout benefits from a versatile island unit that can be repositioned to complement your lifestyle and is flooded with natural light thanks to double doors opening directly onto the rear garden, creating a seamless indoor-outdoor flow – perfect for entertaining.

A separate utility room and ground floor WC provide additional convenience for busy households.

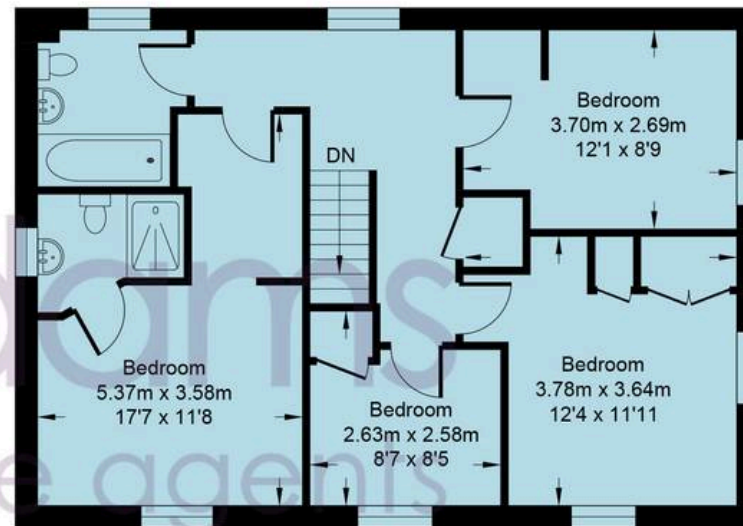
Upstairs, the principal bedroom benefits from a stylish en suite shower room, while three further well-proportioned bedrooms and a family bathroom offer flexible living arrangements for families of all sizes. The property also features double glazing and gas central heating throughout, ensuring year-round comfort and efficiency.







GROUND FLOOR



FIRST FLOOR



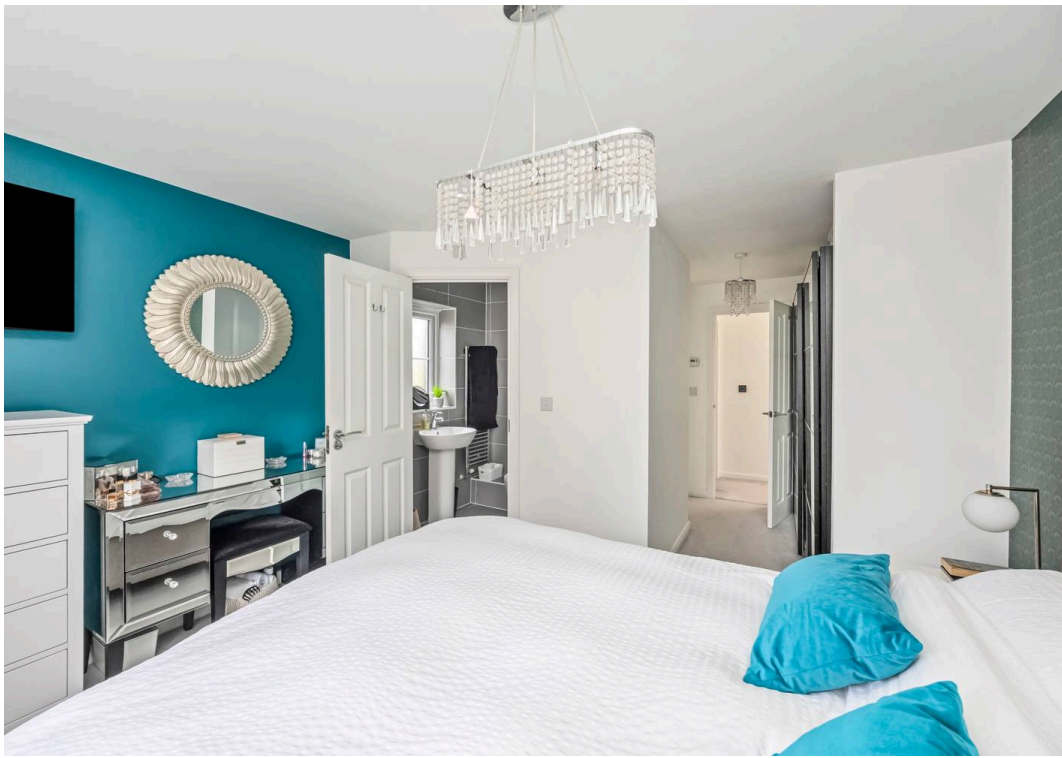
## Wells Croft

Approximate Area = 1344 sq ft / 124.9 sq m

Garage = 194 sq ft / 18.0 sq m

Total = 1538 sq ft / 142.9 sq m

For identification only - not to scale



Externally, the property boasts a private rear garden, mainly laid to lawn and complemented by a patio area, ideal for outdoor dining or relaxing in the warmer months. The garden is securely enclosed, making it a safe and enjoyable space for children and pets. The front garden features a neat gravel area with mature planting, creating an attractive first impression.

The property also benefits from a single garage and driveway parking providing ample storage and convenience for families. Rear access to the garden is to the left of the property via a side gate. The location offers easy access to local parks and green spaces, perfect for leisurely walks or family outings. This outstanding home combines excellent outside space with comfortable, contemporary interiors, making it an exceptional choice for those seeking a high-quality family residence in Wickhurst Green.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







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