



35 Townfield, Kirdford - RH14 0LZ

Guide Price £450,000

35 Townfield

- Three bedroom semi detached house set in the delightful village of Kirdford
- Sitting/dining room with gas fire and patio doors to the garden
- Kitchen with built in cooker and space for appliances
- Two double bedrooms and single room, ideal for a home office or craft room
- Outbuilding ideal for extra storage and garden shed
- Landscaped enclosed rear garden with well established borders, lawn and patio area
- Large gravel driveway to front with parking for 2-3 cars
- Cul-de-sac location and walking distance to the shop and local pubs
- Benefit of no ongoing chain

Situated in the charming village of Kirdford, this three bedroom semi detached house presents an excellent opportunity for those seeking a comfortable and well-appointed family home.

The property is located in a quiet cul-de-sac, offering a sense of peace and privacy while remaining within walking distance of the village shop and local pubs. Upon entering, you are welcomed into a spacious sitting and dining room featuring an LPG gas fire, creating a warm and inviting atmosphere, and patio doors that allow for an abundance of natural light. The adjoining kitchen is fitted with a built-in cooker and provides ample space for further appliances, making it both practical and versatile for every-day living.

Upstairs, the accommodation comprises two generous double bedrooms and a single bedroom, which lends itself perfectly for use as a home office, nursery or craft room, depending on your needs. Additional storage is available in the outbuilding, which also accompanies the garden shed for further storage. The property benefits from a landscaped rear garden with well established borders, a neatly maintained lawn, and a patio area (perfect for alfresco dining or relaxing). To the front, there is driveway parking for two to three cars, ensuring convenience for residents and visitors alike.



35 Townfield

Kirdford, Billingshurst

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

This delightful home is offered with the significant advantage of no ongoing chain, streamlining the purchasing process for prospective buyers. With its blend of practical features, attractive interiors, and a sought-after village location, this property is ideal for families, couples, or professionals looking to embrace village life with easy access to local amenities. Early viewing is highly recommended to appreciate all that this well-presented home has to offer.

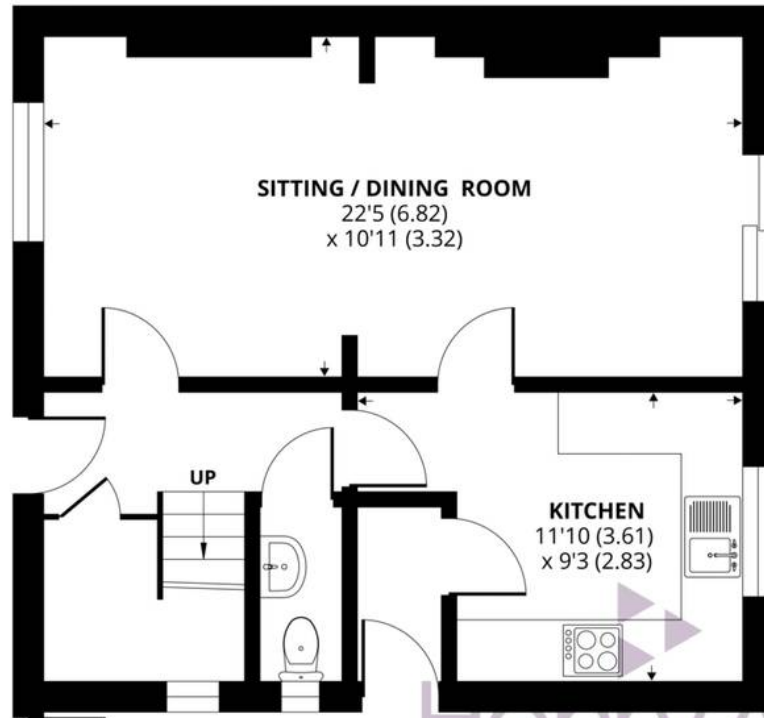




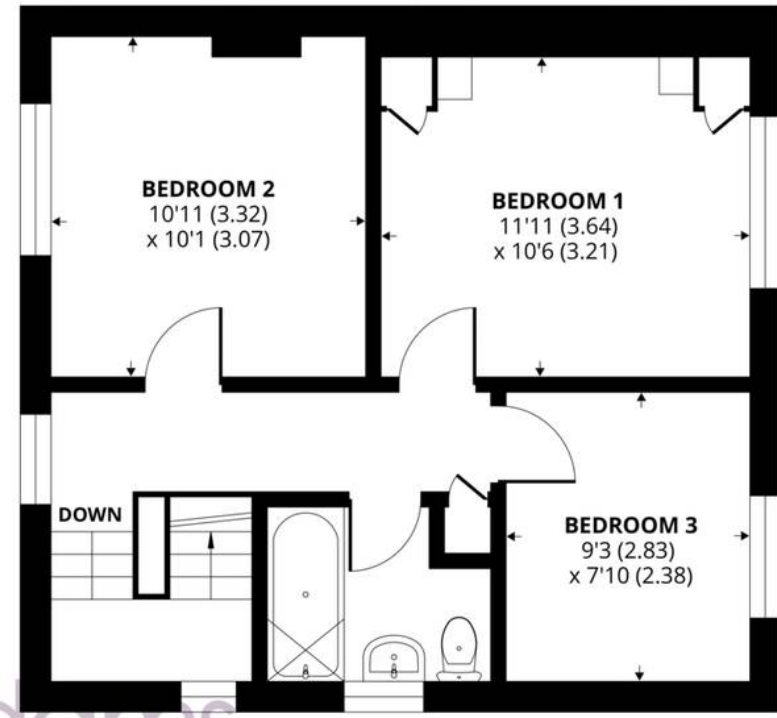








GROUND FLOOR



FIRST FLOOR

Approximate Area = 916 sq ft / 85 sq m
Outbuilding = 51 sq ft / 4.7 sq m
Total = 967 sq ft / 89.7 sq m

For identification only - Not to scale





Henry Adams - Storrington

Henry Adams LLP, Mulberry House, 8 The Square - RH20 4DJ

01903 742535 • storrington@henryadams.co.uk • www.henryadams.co.uk/

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