

Oak Road

Billingshurst, West Sussex, RH14 9XH

£1900 pcm

Simply Stunning. This practical home provides four bedrooms, an ensuite and family bathroom plus a ground floor WC. Along with an open plan kitchen diner, separate lounge, garage and a drive, it provides all the space for family living and entertaining, And a huge benefit of Solar Panels. EPC B



Property Features

- Four Bedrooms
 - Excellent local schools
 - Open Plan Kitchen Diner
 - Good Size Garden
 - Garage and Drive
 - Walk to Station
 - Ensuite and Family Bathroom
 - One Pet may be considered
 - Available Mid October
 - Solar Panels - EPC B
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Full Description

Simply Stunning. This property was built in 2016 and finished to a high standard. Beautifully presented and practically laid out, this is a great family home with lots to offer.

From the front, you can see the attached garage and driveway, providing plenty of space for parking. The garage has power and a rear door giving access to the garden.

Upon entering the property there is a large welcoming hallway. To the left is the large living room. From the hall there is the ground floor WC

and another door that leads to the open plan kitchen / diner. This is a great space, perfect for family living and entertaining. The kitchen provides an electric oven, gas hob and an extractor, fridge freezer, washing machine and dishwasher. Light units and neutral decor make this a fresh and enjoyable space. The dining area is a great size and has bi-folding doors that lead out to the well-presented garden.

On the first floor, there are four bedrooms. The main bedroom and bedroom three have fitted wardrobes, and bedroom four has a handy storage cupboard. The main bedroom also has an ensuite shower room, and there is a family bathroom with shower over bath and a heated chrome towel rail.

The property has an excellent EPC rating – B. This is thanks to the high-performance double glazing throughout an efficient boiler proving gas central heating and the huge bonus of Solar Panels. At a time of rising bills, a real cost saver.

Located just 11 miles south of Cranleigh and 9 miles to the larger town of Horsham. Billingshurst is a pretty village with many amenities, including a coveted school, leisure centre and the property itself is just over half a mile to the village train station.

Available mid October, viewing is a must. One pet may be considered. Please contact us for more



information.

Council tax band F

EPC Rating B

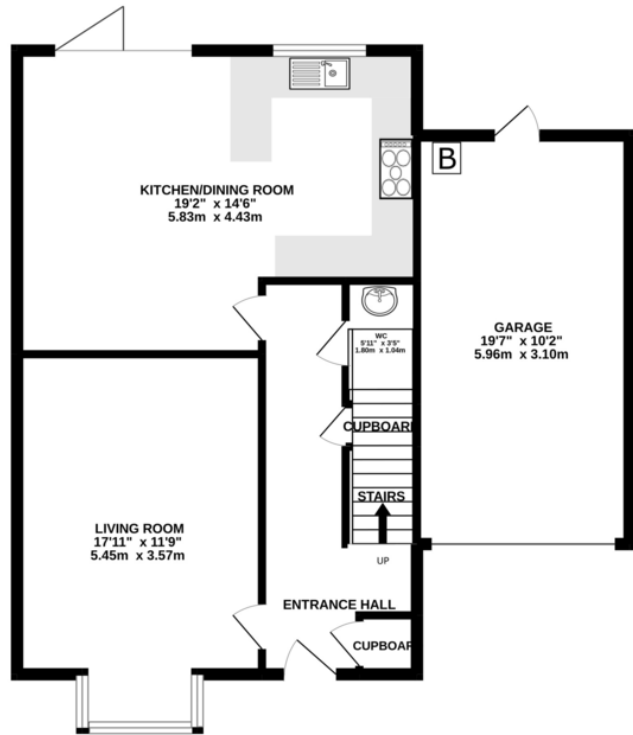
Minimum tenancy term of 12 months. Long term tenants preferred.



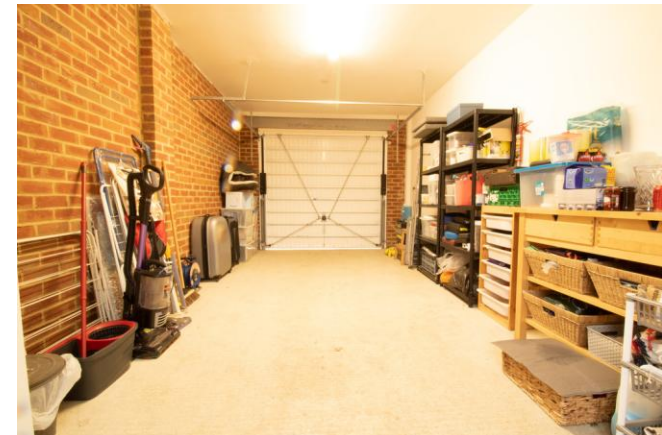
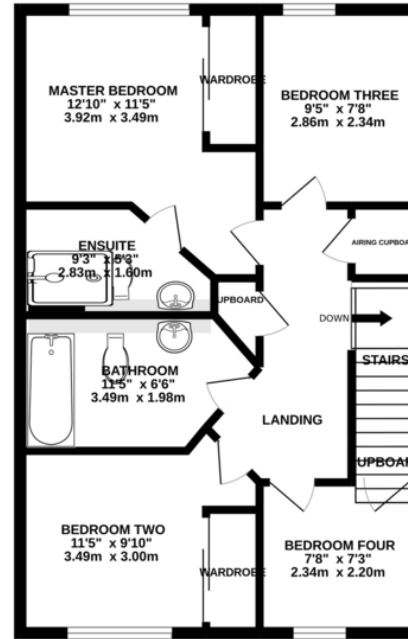




GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



20 OAK ROAD

TOTAL FLOOR AREA: 1353 sq.ft. (125.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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