

Treeways, Littleworth Lane, Partridge Green, Horsham, RH13 8ER FREEHOLD

Guide Price £525,000

Est. 1988









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Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Situated in a prominent position within the heart of the village of Partridge Green, is this fine semi-detached Victorian family residence. Believed to have been built in the early 1900's, the property is a fabulous example of Victorian design and architecture boasting many features of the era including original sash-style windows, feature fireplaces to the reception rooms and bedrooms, moulded ceiling roses and coving, and wooden flooring. The accommodation is of generous proportions and briefly comprises, on the first floor, three bedrooms and a bathroom, and on the ground floor a central entrance hall gives access to a double aspect sitting room, dining room, kitchen and cloaks/utility room. To one side of the property is an attached garage and driveway as well as a decent sized established garden. The property benefits from a modern electric consumer unit and a gas fired heating system to radiators, and offers a great deal of **scope to modernise** whilst embracing it's fine Victorian features. The vendor's sole agent Courtney Green strongly recommends an internal inspection to appreciate the finer qualities of this delightful residence.

The accommodation comprises:

Wooden trellised work Porch
With trailing honeysuckle and quince, leading to a

Stained glass **Front Door** opening to

Entrance Hall With radiator, understairs recess, ceiling rose and coving.

Sitting Room Twin bay windows to the front and side with original sash windows, feature marble fireplace with cast iron inlay, inset tiles, open grate and marble hearth. Book shelves, radiator, coved ceiling and ceiling rose.

Dining Room Bay front aspect with original sash windows, feature marble fire surround with marble hearth, cast iron solid fuel burner, arched recess with wall light, radiator, coved ceiling with ceiling rose, Oak flooring.

Kitchen/Breakfast Room Side aspect and rear aspect with sash window, painted wainscot, Oak flooring, marble worktop surfaces with routed drainer incorporating a single drainer stainless steel sink with chromium monobloc tap, inset porcelain sink, ceramic tiled splashback, space and plumbing for washing machine and dishwasher, radiator, Worcester combination wall mounted boiler, space for appliances, part panelled ceiling.

Cloaks/Shower Room Opaque leaded side aspect. Pedestal wash hand basin with chromium mixer tap, low level WC, vanity shelf, localised tiling, radiator, corner quadrant shower cubicle with glass door, chromium thermostatic shower control, wall bracket and hand shower, acrylic panelled walls, wood flooring. From the kitchen door leads to a

Glazed Lean-To With wood panelled walls, stained glass windows, wood block flooring, space for an appliance, glazed door to outside.

From the **Entrance Hall** the staircase rises to the

First Floor Landing With wainscot and loft hatch.

Bedroom 1 With sash windows having front and side aspects, radiator, cast iron fireplace, pine wardrobe cupboard, picture rail.

Bedroom 2 Front aspect with sash window, radiator, cast iron fireplace, over stairs cupboard, picture rail.

Bedroom 3 Rear aspect with sash window, picture rail, radiator.

Bathroom Rear aspect. Fitted with a white suite comprising roll top bath with clawed feet, chromium mixer tap and shower attachment, pedestal wash hand basin, low level WC, painted wainscot, full height double width linen cupboard, corner cupboard, vinyl flooring.

OUTSIDE
A wrought iron gate with privet hedging either side leads to a pathway and front door. There are established front and side gardens. To one side of the property is a gravel driveway providing hard standing leading to an **attached garage** with wooden swing doors and side personal door. To the side and rear of the property is a paved courtyard having wrought iron railings and gatepost leading to a paved patio. There is a good sized established garden to the side, laid primarily to lawn with mature shrubs and trees, timber garden shed.

Council Tax Band - E
EPC Band - D

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