



Allrey House , Cowfold RH13 8AZ



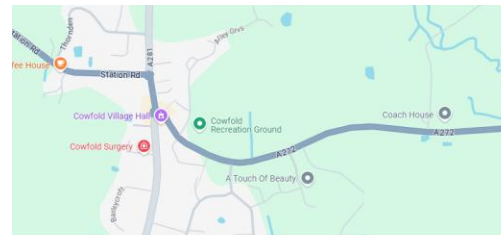
PROPERTY Entering via the private drive of Allfrey House off of the A272, The Coach House is the first property on the left. Walking through the front door you are welcomed by the large Hallway which leads upstairs and to all of the downstairs rooms, with a large Lounge is to the left and the Dining Room/Office is to your right. The Dining Room benefits French Doors over looking the rear garden and leads through to the Kitchen and separate Utility Room. The modern Kitchen which offers a range of high and low level cupboards with integrated appliances and also benefits from a small breakfast bar, the Utility Room houses additional storage, sink and washing machine - a door leading from the front of the property is an ideal entrance for muddy boots after a country walk!

Upstairs, you have a large Main Bedroom, the modern Bathroom finished with white suite and Shower over Bath. The second bedroom is a large single and has restricted head height but would make for a wonderful child's bedroom, study or even walk in wardrobe! This room also allows access to eaves storage.

OUTSIDE To the front of the property there is allocated parking for at least 2 cars and to the rear of the property, there is a private and enclosed rear garden. The garden is mostly laid to lawn but has an area of decking and patio, there is also a small garden shed.



Map Location



EPC Rating

Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		

Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

**Residential sales, lettings,
land and new homes.**

01403 272002
brocktaylor.co.uk

2-6 East Street, Horsham, West Sussex, RH12 1HL

Total Approximate Floor Area

955.19ft² / 88.74m²

Viewing arrangements by
appointment through :

Brock Taylor
01403 272002
horshamlettings@brocktaylor.co.uk

