



**Wood End,
Horsham, RH12 4NU**

£425,000

**01403 272022
brocktaylor.co.uk**

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

Wood End, Horsham, RH12 4NU

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LOCATION

This extended property is set at the end of a cul-de-sac within the popular North East Horsham district, offering good access to a number of primary schools, that include Leechpool and St Robert Southwell, with both Millais Girls and Forest Boys school, set less than a mile away. In addition, the soon to be built Bohunt Horsham will also be easily accessible, after it opens in 2021. The location is also perfect for exploring the countryside for long walks, or cycles, as the house is nestled on the edge of St Leonard's Forest, with hundreds of acres of ancient Woodland. There is also a large, refurbished children's play area, within a short walk of the house too. Horsham's historic town centre, with its extensive shopping and restaurant facilities is either a short drive or bus ride away, although there are convenience stores within walking distance at both Crawley Road and Lambs Farm Road.

PROPERTY

This appealing family home has benefited from a ground floor extension, that has created a spacious fitted Kitchen/Diner, that overlooks the rear Garden. There is also a spacious Entrance Hall, with direct access to the Garage, a well-proportioned Living Room,

additional Dining Room and a Cloak/Shower Room, on the ground floor. The first floor offers two double Bedrooms, with an additional third Bedroom and a modern Bathroom suite. The house also offers both gas central heating and double glazing.

OUTSIDE

To the front of the property there is driveway parking that has been laid to block paving, with gated side access to the rear Garden. The house offers a corner plot Garden that extends to the side and rear of the house, and backs directly onto woodland, with its own gate leading directly out. The Garden is a lovely feature of the property with a patio area set to the rear of the Dining Room, and leads onto an area of lawn with both mature flower and shrub borders. There is also a large raised ornamental pond that is edged with exotic planting. Finally, there is an enclosed area, to the side of the Garage with space for bin storage. There is also a large Garage with electric up and over door, power and lighting. The house also offers good potential for extension (STPP).





Buses

3 minute walk



Shops

Fitzalan Road
0.8 miles



Trains

Littlehaven – 1.2 miles
Horsham – 1.7 miles



Airport

Gatwick
9.8 miles



Roads

M23
5 miles



Sport & Leisure

Pavilions in the Park
1.8 miles



Rental Income

£1,400



Schools

St Robert Southwell
Leechpool Primary
Forest & Millais



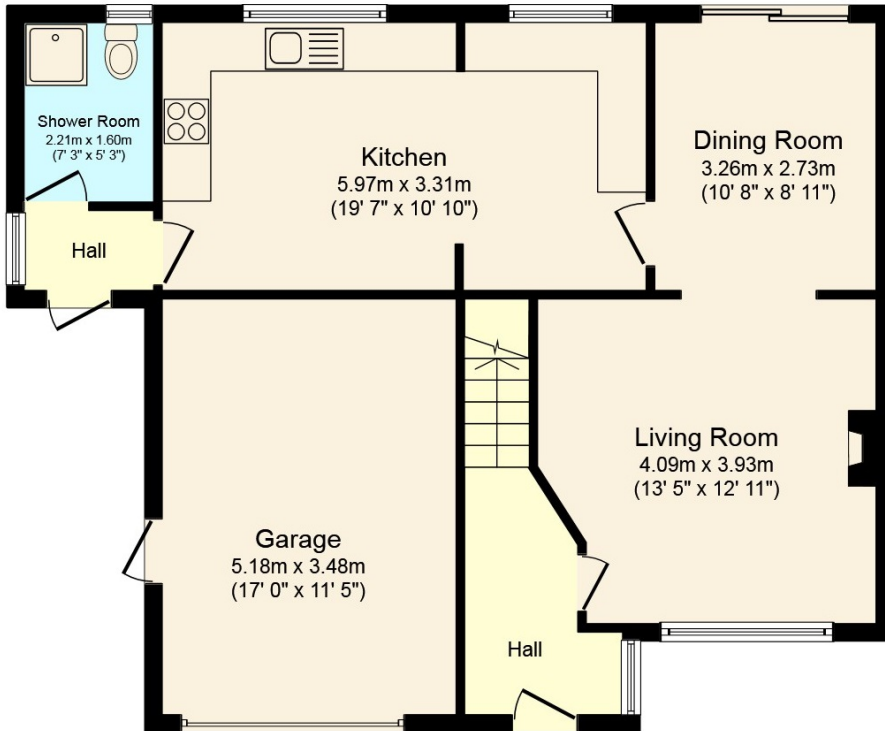
Broadband

Up to 67 Mbps

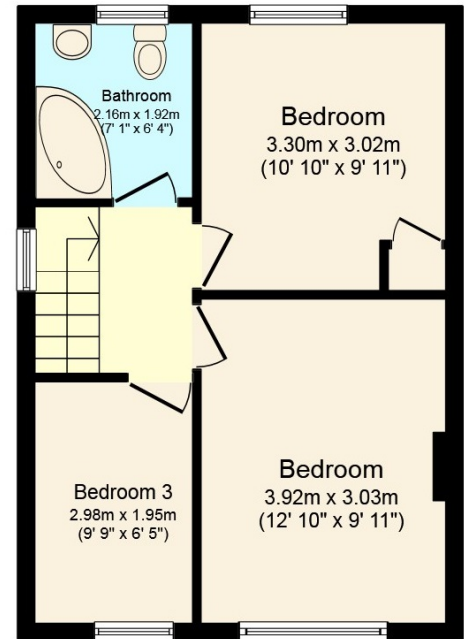


Council Tax

Band D

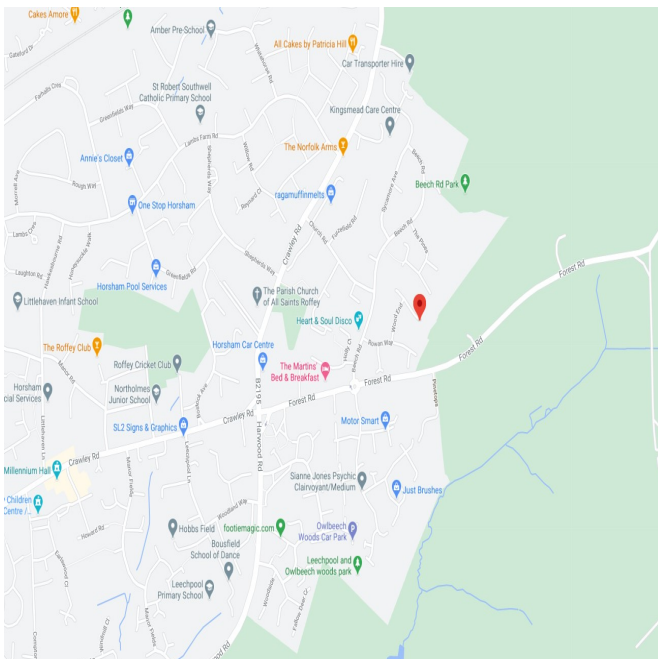


Ground Floor



First Floor

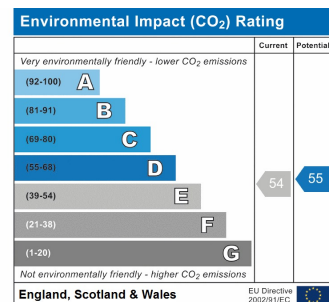
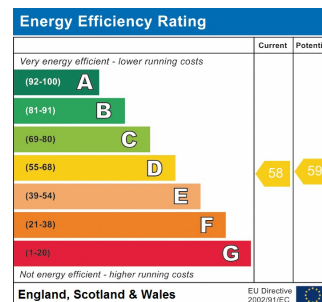
Map Location



Total Approximate Floor Area

986 sq ft / 92 sq m

EPC Rating



Viewing arrangements by appointment through Brock Taylor

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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.

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