





Freehold

Situation

A fantastic opportunity to purchase an extended detached family home in one of Horsham's most sought after locations, within a few minutes' walk of both Millais and Forest secondary schools and only a short distance further from Heron Way Primary school. The property is conveniently located for access to Horsham town centre with its wealth of restaurants, bars and cafes, as well as a diverse range of national and independent retailers. In addition, the property offers the near perfect balance of being set close to St Leonard's Forest, with hundreds of acres of open countryside ideal for long afternoon walks or cycle rides, whilst also retaining good access to all major road and rail networks including the A23/M23, A264 and Horsham mainline station.



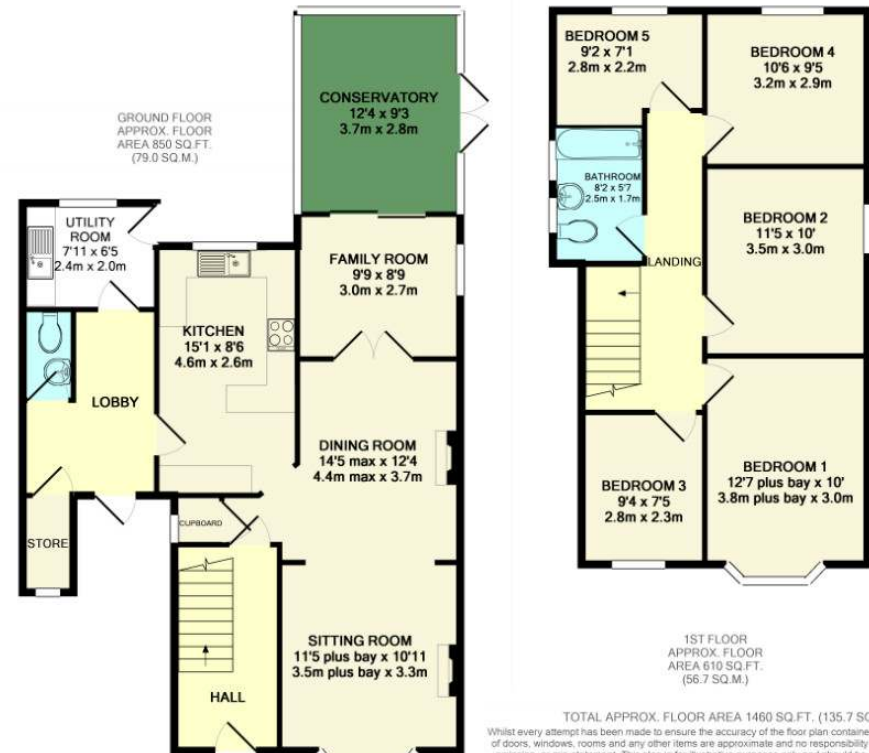


Description

The front door opens into a generous, well lit hall, with stairs leading to the first floor and a door opening into the open plan living area. This extended space is divided into three rooms, with a spacious Sitting Room, with bay window and fireplace, generous Dining Room and Family Room, which opens into the Conservatory. The modern Kitchen, with breakfast bar is fitted with a range of modern appliances, with a door leading to the Store, WC and Utility Room. To the First Floor is a modern Family Bathroom with a white suite and five generous Bedrooms, three of which are spacious doubles.

Outside

This family home is set back from the road behind an attractive picket fence. A large area of hard standing creates a driveway for a number of cars, and leads to the covered car port. Either side of the driveway is well kept areas of lawn with attractive borders. The private Rear Garden is a particular feature of this family home. A recently laid patio offers the perfect space to relax with friends and family, leading on to an expanse of lawn, perfect for children to play, or for keen gardeners to make the most of.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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IMPORTANT: 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 the property.

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