



**Wood End,
Horsham, RH12 4NT**

£425,000

**01403 272022
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**Residential sales, lettings,
land and new homes.**

Wood End, Horsham, RH12 4NT



LOCATION

The property is set within a quiet cul-de-sac, on a popular development, set to the North East of Horsham, that is perfectly positioned for access to local primary schools, that include St Robert Southwell, and Leechpool, as well as both Millais and Forest Senior Schools, together with the soon to be built Bowhunt Horsham. There are local shopping facilities, that include a Co-Op convenience store, less than a mile away, with local bus stops also set close to the property. Littlehaven station, with its direct service to London Victoria, is approximately 1.5 miles away, with the market town of Horsham, with its wealth of restaurants, coffee shops, pubs, The Capitol Theatre and Everyman Cinema being a short distance further. In addition, Gatwick Airport, London and the South Coast can be accessed via J11 of the M23, that is approximately 6 miles away.

PROPERTY

The front door of this extended property opens into a Hall, which has doors opening to the Family Room, Living/Dining Room and the convenient WC. The Family Room provides this beautifully presented property with superb flexibility and leads through to the Study, which is ideal for anyone working from home. These two fantastic spaces are located next to one another, and provide the opportunity to convert to one larger room if required. The double aspect Living/Dining Room measures 22'5 x 12'0 and is a bright space, with plenty

of room for sofas and a dining table, and boasts sliding doors that spill out to the landscaped Rear Garden. Completing the Ground Floor accommodation is the modern 12ft Kitchen, which is fitted with a range of modern units, concealing a selection of integrated appliances, and has a door opening to the recently added Utility Room that offers space for further appliances. To the First Floor, you will find three generous double Bedrooms and a large, luxurious Family Bathroom with a separate bath and shower cubicle.

OUTSIDE

This spacious property is set back from the road with a large brick paved driveway, providing off street parking for a number of cars. This leads to the front door, while gated side access takes you through to the low maintenance Rear Garden. This has been recently landscaped to provide a generous, paved patio, perfect for barbecues in the summer months that steps up, across beautiful wooden sleepers to an expanse of artificial turf, which is ideal for children to play. Beyond this is a seating/decking area and a shed that offers additional storage.





Buses

3 mins walk



Shops

Fitzalan Road
0.8 miles



Trains

Littlehaven – 1.2 miles
Horsham – 1.7 miles



Airport

Gatwick
9.8 miles



Roads

M23
4.4 miles



Sport & Leisure

Pavilions in the Park
1.8 miles



Rental Income

£1,400



Schools

St Robers Southwell
Leechpool Primary
Forest & Millais



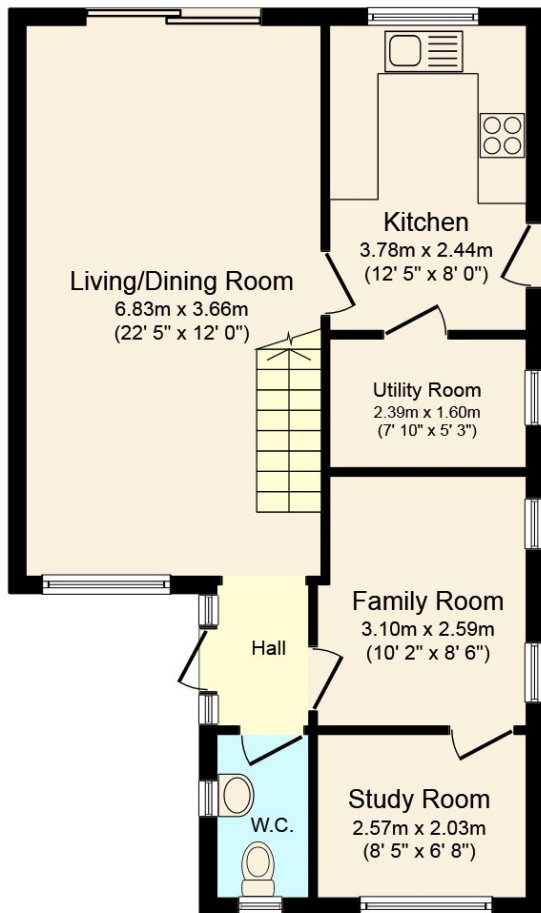
Broadband

Up to 67 Mbps

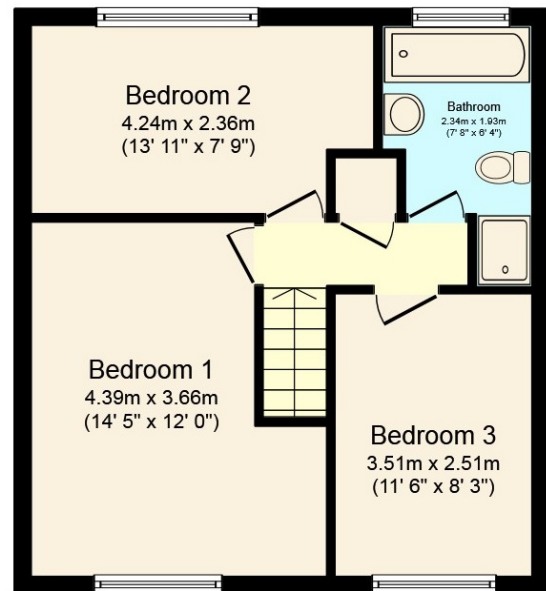


Council Tax

Band D

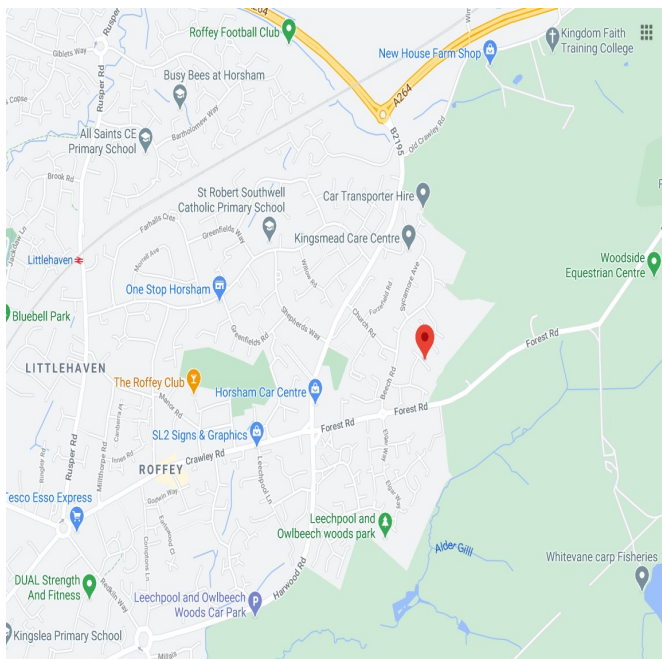


Ground Floor



First Floor

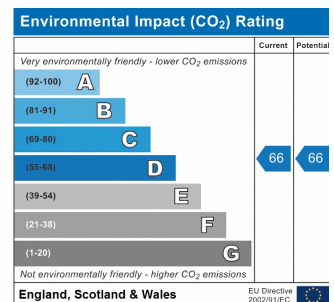
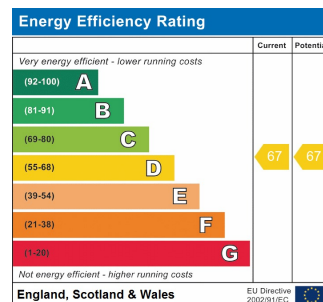
Map Location



Total Approximate Floor Area

1,076 sq ft / 100 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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