



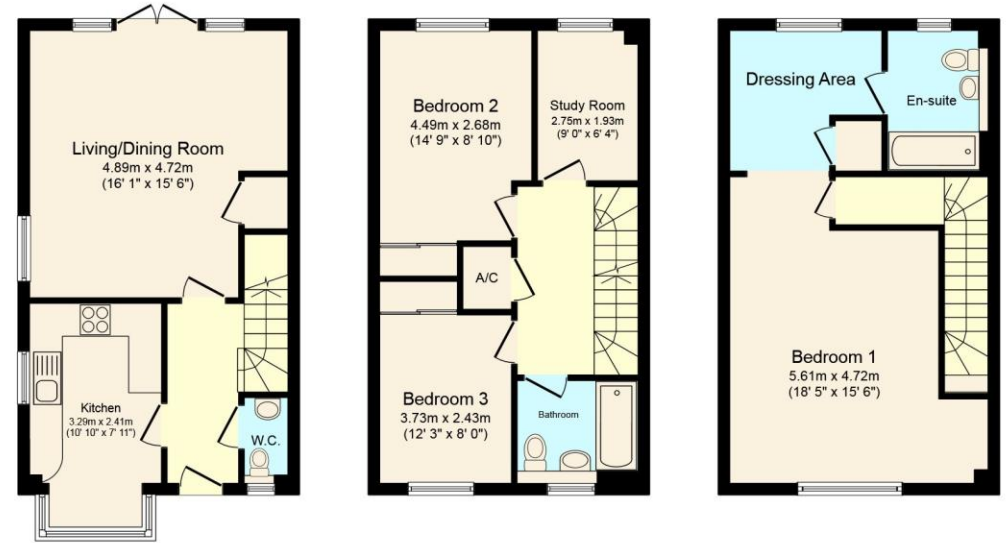
**Illett Way,
Kilnwood Vale RH12 0AJ**



A stylish four bedroom, three story family home set on the popular new Kilnwood Vale development. The property offers spacious accommodation throughout and briefly comprises; Entrance hall with WC, a beautifully designed open-plan living/dining room and a good sized separate kitchen featuring integrated appliances. On the first floor there are two spacious double bedrooms, a study/nursery and a family bathroom. The second floor features a large master bedroom with dressing area and en-suite bathroom. The property is offered on an unfurnished basis.



To the outside of the property is a private and low maintenance rear garden. To the front of the property is a garage and driveway parking.



Ground Floor

First Floor

Second Floor

- Buses**
2 mins walk
- Shops**
Crawley – 2.9 miles
Horsham – 5 miles
- Trains**
Faygate - 1.5 miles
Ifield – 2.8 miles
Horsham – 4.6 miles
- Sport & Leisure**
K2 – 3.1 miles
Pavilions in the Park
4.7 miles
- Airport**
Gatwick
9.5 miles
- Schools**
Kilnwood Vale Primary
Waterfield Primary
Holy Trinity Secondary
- Broadband**
Up to 150 Mbps
- Roads**
M23
2.5 miles
- Council Tax**
Band D

Total Approximate Floor Area
1,270 sq ft / 118 sq m

**Viewing arrangements by
appointment through :**
Brock Taylor
01403 272002
horshamlettings@brocktaylor.co.uk



Map Location



EPC Rating

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
84	100	84	100

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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