



**Tennyson Close  
Horsham, RH12 5PN**

**£775,000**

**01403 272022  
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## Tennyson Close, Horsham, RH12 5PN



3



4



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### LOCATION

This four bedroom family home is set within a much admired development only a few minutes' walk from Holbrook Primary school and Littlehaven station - with its direct service to London Victoria and London Bridge. The property is also well positioned for access to a variety of road networks that include the A264/A24/A281 and the M23/A23 for swift access to London, Brighton and the South Coast. The house further benefits from being within easy access of the popular secondary schools of Forest, Millais girls and Bohunt as well as walking distance from a family friendly public house/restaurant, a selection of local shopping facilities on Coltsfoot Drive that include a Chemist, convenience store and Post Office and also Holbrook Sports and Leisure Club - with its varied sporting facilities and a gymnasium. While having all of this on your door step the property is also within easy reach of Horsham Town centre.

### PROPERTY

Tenure: Freehold

The front door of this immaculately presented family home opens into a spacious Hallway providing the ideal space to remove coats and shoes before entering. From the Hall you have access to the convenient downstairs W/C, the separate Study, Dining Room and the Living Room. You can also access the first of the Double Garages with the ability to walk through to the second which has an external door. The Dining Room is over 15' long so has more than enough space for a large dining table and benefits from adjoining the Kitchen. This area is flooded with natural light owing to the large stain glass window halfway up the stairs. Moving through the house you are met with the stunning

Kitchen which has been updated to the highest standard. The sleek units, coupled with the maximised storage really does make it the heart of the home. The Kitchen also has a door leading into the Conservatory. The Living Room which measures 12'7 x 15'6 is a fantastic size to relax at the end of a long day and once again boasts ample space for Living Room furniture. There is also a log burner for colder nights and provides a cosy atmosphere. Completing the downstairs is the Family Room which is set of the Living Room, with direct access to the Garden and available floor space it can be used as Play Room, Snug or just more space to enjoy. Moving upstairs you will find 4 spacious Bedrooms. The Main Bedroom is a particular feature, entering through an archway in the Bedroom you are met a large room fitted with a wall of wardrobes and a contemporary shower Ensuite. The Family Bathroom has also been fully refitted and is keeping with the style of the home. With modern tiles it boasts a shower over a bath.

### OUTSIDE

To the front of the property is ample off road parking in the form of a Driveway. The property is situated in the corner of a small cul-de-sac. To the rear of the property is a split level Garden, laid to lawn. There is side access to the right which also has a door into the Garage from the side. On the left hand side of the property is a low level shed, offering lots of storage but not obstructing the stain glass window.





**Buses**

3 minute walk



**Shops**

Coltsfoot Drive  
0.6 miles



**Trains**

Littlehaven – 0.6 miles  
Horsham – 1.8 miles



**Airport**

Gatwick  
10.7 miles



**Roads**

M23  
6.2 miles



**Sport & Leisure**

The Holbrook Club  
10 minute walk



**Rental Income**

£tbc



**Schools**

Holbrook Primary  
Forest & Millais



**Broadband**

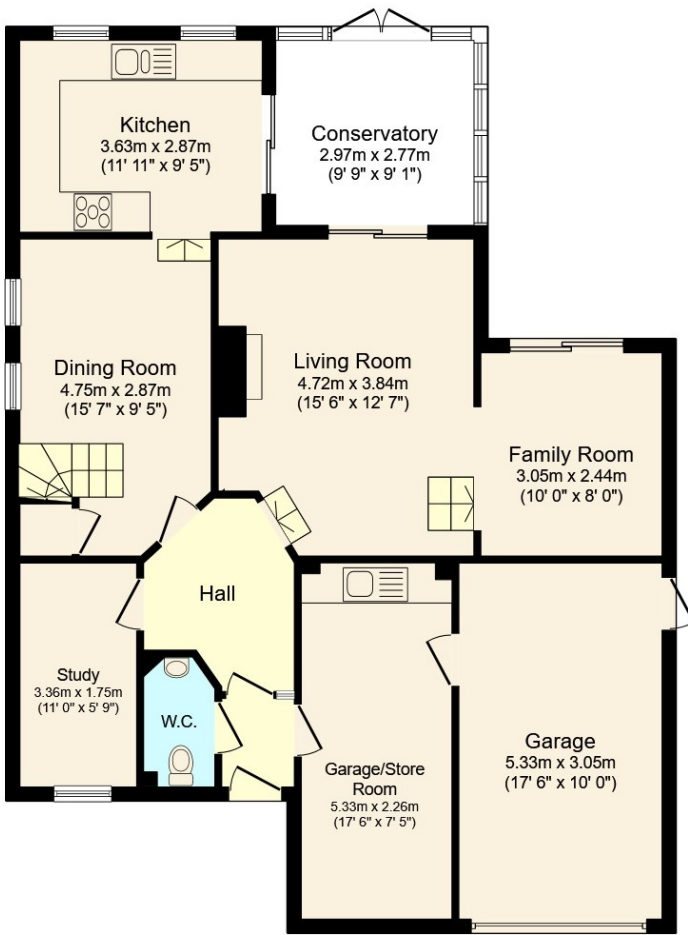
Up to 500 Mbps



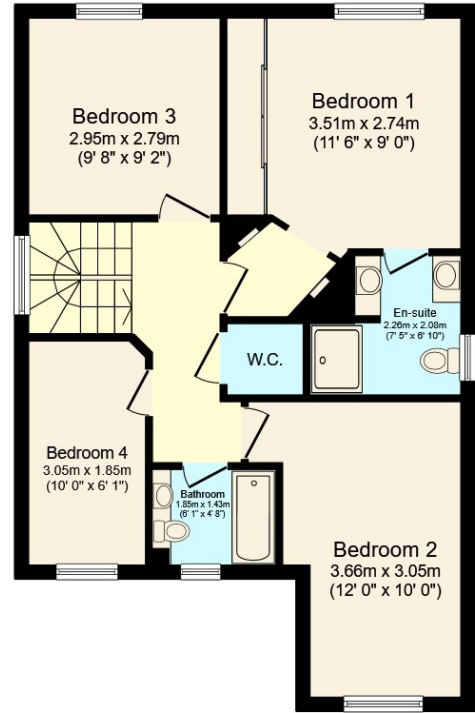
**Council Tax**

Band G



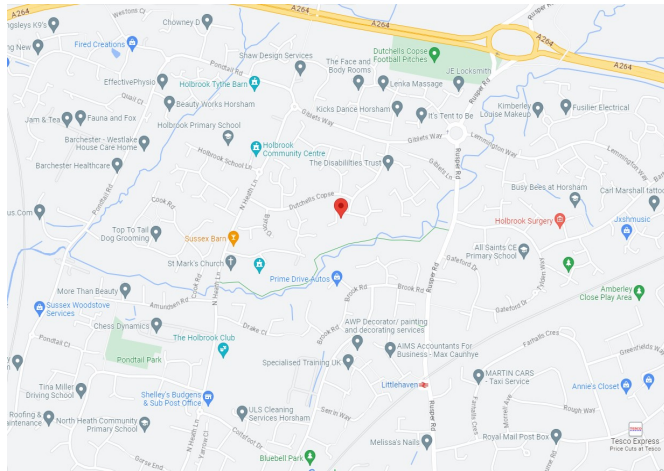


**Ground Floor**



**First Floor**

**Map Location**



**Total Approximate Floor Area**  
**1,750 sq ft / 163 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		72	83
		EU Directive 2002/91/EC	

**Viewing arrangements by appointment through Brock Taylor**

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



**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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