



Broadwood Close, Horsham RH12 4JY



PROPERTY The front door opens into a small Hall with space for coats & shoes, this has stairs rising to the First Floor and doors opening to the Living Room and beyond. The Living Room is a great size with a large window overlooking the front garden, a storage cupboard and open fireplace. The Kitchen, fitted with a range of floor and wall mounted units benefits from a small Island and a range of appliances including a Rangemaster. Beyond in the Kitchen is a second 21'1" x 14'4" reception room that expands from the front to the rear of the property, this open plan space would be perfect for entertaining and has sliding doors that spill out to the Rear Garden. To the First Floor you will find three Bedrooms, two doubles and a large single and the modern Family Bathroom with Shower over Bath.

OUTSIDE This extended property is tucked away towards the end of a cul de sac. The Rear Garden is a lovely size, with a generous patio, that could be perfect for barbecues in the Summer months, which leads on to an expanse of lawn with borders.

On road parking, no permits required.



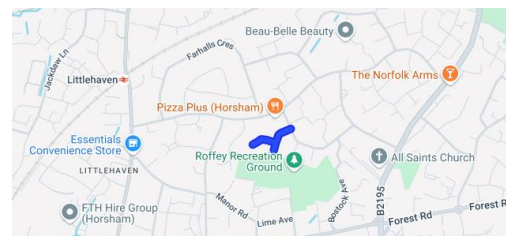
Total Approximate Floor Area
1,119.22sqft/103.98m2

Viewing arrangements by
appointment through :

Brock Taylor
01403 272022
horshamlettings@brocktaylor.co.uk



Map Location



EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	78 C
39-54	E		

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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