



**Merryfield Drive
Horsham, RH12 2AR**

**Offers In Excess Of
£650,000**

**01403 272022
brocktaylor.co.uk**

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

Merryfield Drive, Horsham, RH12 2AR



1



3



1

LOCATION

This fantastic detached bungalow is located on the ever popular west side of Horsham. It is only a short distance from Horsham town centre, the main line station with easy links to London and the fantastic Horsham park with Pavilions Leisure Centre. Horsham's busy town centre boasts a host of independent and national retailers, as well as a large John Lewis and Waitrose store. This attractive location means this family home is within walking distance of Greenway Academy, Trafalgar Community Infant School, and Tanbridge House Secondary School. Within a 'stones throw' is a small parade of shops which includes a Londis convenience store, providing all of your daily shopping needs.

PROPERTY

Tenure: Freehold

The front door opens into an impressive hallway which allows access to all rooms within the property. The hallway provides a perfect place to remove coats and shoes before entering and has a large storage cupboard. The lounge is a generous size offering plenty flexibility for furniture placement and benefits from an attractive bay window and central fireplace. The extended kitchen/diner provides a real wow factor, finished with a wide range of floor and wall mounted modern units which provide ample storage and worksurface space. The kitchen includes a range of built in appliances along with ample space for any free standing appliances if desired. The space itself measures at over 21ft in length which gifts you with an amazing social space and stunning

bi-fold doors that open out to the rear garden. The three bedrooms are all double sizes with the main bedroom offering a large amount of built in storage. Bedrooms two and three have space for a bed and additional free standing storage or furnishings to fit comfortably. Finally completing the living accommodation is the modern bathroom which has been fitted with a large walk in shower cubicle and in built shelving created by the current owners to maximise storage space. The property itself is very light and airy throughout and provides a very flexible living environment while having been beautifully presented by the current owners.

OUTSIDE

The west facing garden wraps around the side of the property to offer an generous outside space. The current owners have created a real oasis to enjoy with different section to the garden to be explored and enjoyed. With areas of patio making the ideal spaces for garden furniture to the well planted borders and the lawn in the centre, this garden really does provide something for everyone. To the rear of the garden you will find the garage which can be accessed via an up and over door and a side door, the driveway can be found in front of this which provides ample parking for numerous vehicles. A side gate also allows access out to the front of the property where the owners have again made a beautiful front garden with a pathway that leads up to the front door. The front garden also means that the property is further set back from the road itself.





Buses

1 minute walk



Shops

Convenience Store
4 minute walk



Trains

Horsham – 1.2 miles
Littlehaven – 1.9 miles



Airport

Gatwick
15.6 miles



Roads

M23
7.4 miles



Sport & Leisure

Pavilions in the Park
1.3 miles



Rental Income

£1,800 pcm



Schools

Greenway Academy
Trafalgar Infant
Tanbridge House



Broadband

Up to 145 Mbps

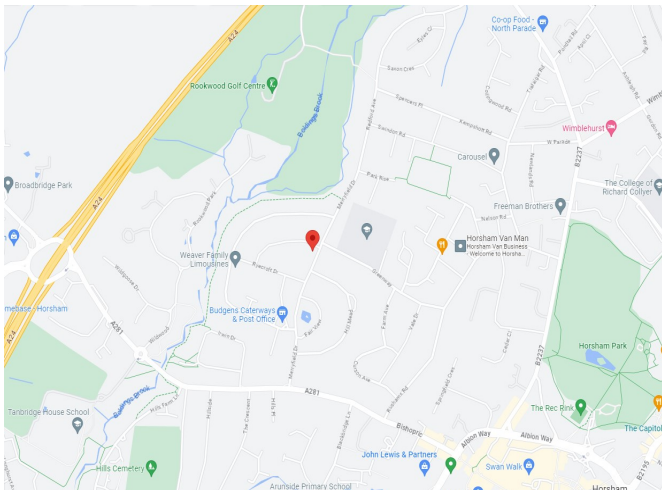


Council Tax

Band F



Map Location



Total Approximate Floor Area
1,163 sq ft / 108 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

01403 272022

brocktaylor.co.uk

2-6 East Street, Horsham, West Sussex, RH12 1HL

