



**Speedwell Way
Horsham, RH12 5WA**

£525,000

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

**Speedwell Way,
Horsham, RH12 5WA**

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LOCATION

This detached house is conveniently located in a cul-de-sac, that is only a few minutes' walk from a good range of local shopping facilities on Coltsfoot Drive that include a post office, convenience store, cafe, chemist and hair dressers. The house is also in a good position for access to local schools including North Heath Primary which is a very short walk, with Millais and Forest secondary schools being a short car or cycle ride further. In addition Littlehaven mainline station (direct service to Victoria) is less than 10 minutes walk away, with the A264, Gatwick Airport and the M23 also being within easy driving distance.

PROPERTY

Tenure: Freehold

The front door of this spacious four Bedroom detached house opens into a convenient Hallway, offering access to the downstairs WC, Lounge/Diner, Kitchen, Garage and staircase. The Kitchen, which has been recently updated, offers a vast amount of space and storage with a range of floor and wall mounted units. The house has a fantastic flow with both the Kitchen and Hall offering access into the Lounge/Diner. The Lounge has plenty of options for furniture placement and is flooded with light from a double aspect

perspective with direct access out to the Rear Garden.

Moving upstairs the property presents you with a vast landing space that allows access to all rooms. Three of the four Bedrooms are good doubles with the Main Bedroom having an Ensuite Shower Room. Bedroom four is a spacious single room. Completing the upstairs accommodation is the family Bathroom, with a shower above a bath arrangement.

OUTSIDE

To the front of this attractive home is a large Driveway providing ample parking for vehicles and allows access to the Garage through an up and over door.

The Rear Garden is the perfect space to relax and enjoy the sun, mostly laid to lawn with a large patio area providing the perfect space for garden furniture.





Buses

2 minute walk



Shops

Coltsfoot Drive shops
3 minute walk



Trains

Littlehaven – 0.4 miles
Horsham – 1.2 miles



Airport

Gatwick
10.8 miles



Roads

M23
6.2 miles



Sport & Leisure

The Holbrook Club
0.3 miles



Rental Income

£1,800 pcm



Schools

North Heath Primary
Littlehaven Infant
The Forest School
Millias



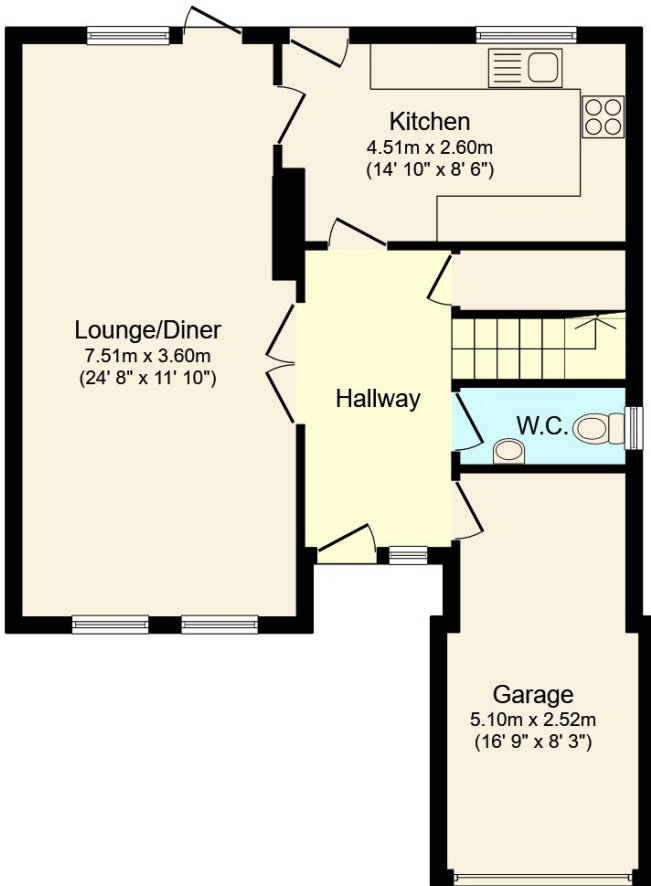
Broadband

Up to 500 Mbps

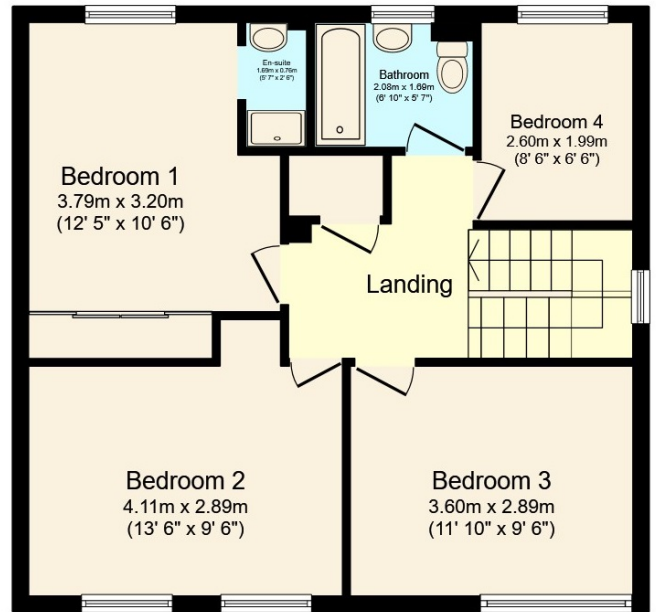


Council Tax

Band E

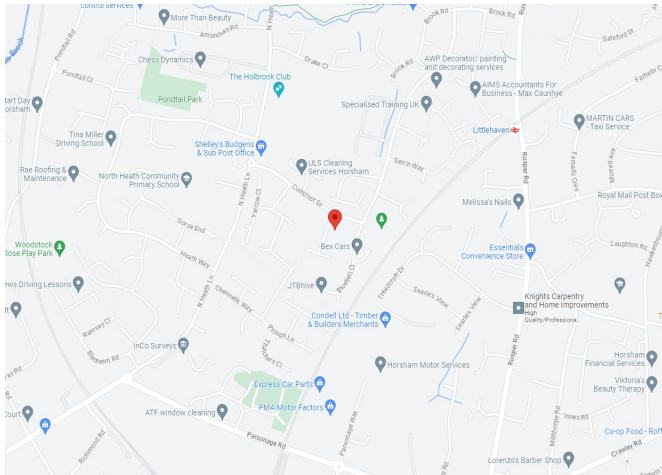


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,347 sq ft / 125 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	59	
(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

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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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