



**Greenfinch Way  
Horsham, RH12 5HB**

**Asking Price Of  
£875,000**

## Greenfinch Way, Horsham, RH12 5HB



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### LOCATION

The property is set in a sought after location within North Horsham and is ideally located for access to Holbrook Primary School, that is only a short walk away, and Bohunt Horsham. Littlehaven station is also less than a mile away, with its direct service to London Victoria, with both the Sussex Barn pub and Budgens, set on Coltsfoot Drive, also within easy walking distance. Horsham town centre, with its wide range of independent shops and major retailers, including John Lewis and Oliver Bonas, is only a short drive from the property. The town also hosts a regular market two days a week, and offers a wide selection of bars, pubs, restaurants and coffee shops, in addition to an Everyman Cinema and The Capitol Theatre.

### ACCOMMODATION

Tenure: Freehold

This attractive property offers spacious accommodation arranged across two floors, that features a welcoming entrance hall, with downstairs cloakroom, a spacious living room with feature fireplace, separate dining room and study. In addition the ground floor also offers a modern fitted kitchen and a separate utility room. The stairs lead to a striking galleried landing, with spindled banister, and picture windows overlooking the front of the property. There are four bedrooms, with a large main bedroom suite, with fitted wardrobes and an

en suite bathroom. Two of the additional bedrooms also have fitted wardrobes and completing the accommodation is a family bathroom. The house further benefits from a generous loft space, double glazing and gas central heating.

### GARDENS & PARKING

The property is set in a generous plot that has been lovingly planted with an extensive range of specimen plants, shrubs and trees. To the front of the house there is a double width driveway, providing off street parking, that leads to a detached double width garage, with up and over doors, power and lighting. A pathway, with a retaining wall and mature flower beds leads to the front door. The rear garden offers a spectacular range of plants and landscaping to create a delightful area, for entertaining, eating or just to sit and read a book. There is a paved patio to the rear of the house with a stepped walkway leading to a sheltered pergola, with a further patio. This is flanked by an extensive range of mature and exotic planting, with an attractive pebbled stream leading to a small pond, with an adjacent seating area. To the side of the house there is a distinctive jungle theme to the planting with bamboo, ferns and a children's playhouse, decking and a timber storage shed, with a pathway leading to the rear of the garage. The whole plot extends to 0.18 acre, with a high level of seclusion.





**Buses**

7 minute walk



**Shops**

Budgens  
1.1 miles



**Trains**

Littlehaven – 0.9 miles  
Horsham – 2.1 miles



**Airport**

Gatwick  
11.2 miles



**Roads**

M23  
6.5 miles



**Sport & Leisure**

The Holbrook Club  
1 mile



**Rental Income**

£2,750 pcm



**Schools**

Holbrook Primary  
Bohunt



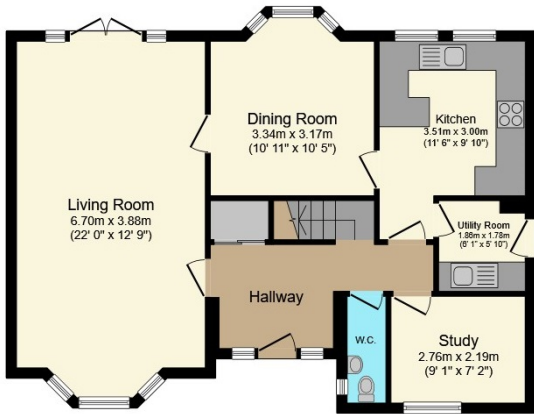
**Fibre Broadband**

Up to 920 Mbps

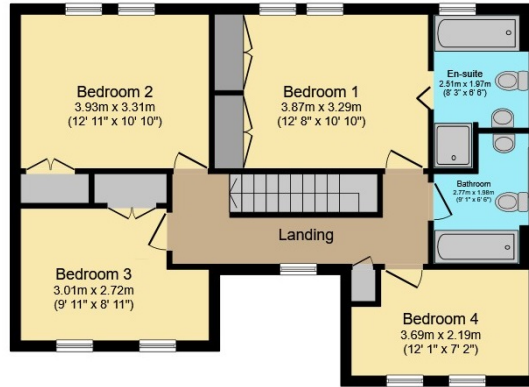


**Council Tax**

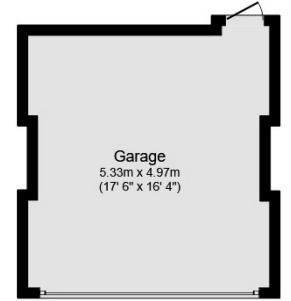
Band F



Ground Floor

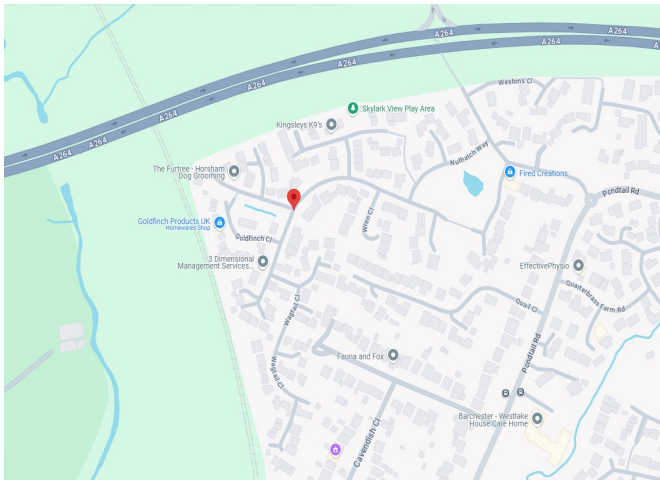


First Floor



Garage

Map Location



Total Approximate Floor Area  
**1,793 sq ft / 166.6 sq ft**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(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  
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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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