



**Wren Close
Horsham, RH12 5HD**

**Asking Price Of
£795,000**

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Horsham, RH12 5HD**



LOCATION

The property is set in a cul-de-sac, within the popular North Horsham district, only a short walk from the popular Holbrook Primary School and within easy walking distance of Bohunt School Horsham too. For commuters, Littlehaven station is also just over a mile from the house, and offers a direct service to London Victoria, in around 55 minutes, with J11 of the M23 also a short drive away. Horsham's thriving town centre offers a wealth of independent shops and also a wide selection of national retailers, including John Lewis and Oliver Bonas. The town also features twice-weekly markets and a varied selection of bars, restaurants, pubs and coffee shops, with an Everyman Cinema and The Capitol Theatre. The house is also positioned in an area close to a number of villages and easily accessible to The Warnham nature reserve.

THE ACCOMMODATION

Tenure: Freehold

The current owners have been in occupation for more than 30 years, and have both improved and enlarged the property to its current layout. On the ground floor there is a welcoming entrance hall, with access to a downstairs cloakroom, and a spacious living room, with a feature

fireplace, that could be opened to create an open fire, (subject to preparation). To the rear there is a stunning refitted kitchen/diner, equipped with a range of white high-gloss units, with a peninsular breakfast bar, extensive storage and a full range of integrated appliances, with a large area suitable for a sofa, or dining table. In addition there is a large double glazed conservatory, with double doors to the garden. There is also a utility room and study, with a connecting door to the garage. On the first floor there is a large landing with access to the five bedrooms (four doubles) with an ensuite shower room and large family bathroom. The house also features double glazing and gas central heating.

GARDENS & PARKING

To the front of the house there is a well-tended area of lawn, with an adjacent driveway, providing parking for 2 vehicles with gated side access. A side pathway leads into the West facing rear garden, that has a large patio extending to the rear of the utility with a private side paved area ideal for a hot tub or barbecue/dining area. This leads to an area of lawn, with flower and shrub borders, that gently slopes to a rear decking platform. The whole is enclosed by panel fencing to all sides, with external lighting and a tap.





Buses

6 minute walk



Shops

Coltsfoot Drive
1 mile



Trains

Littlehaven – 1.1 miles
Horsham – 2 miles



Airport

Gatwick
11.3 miles



Roads

M23
6.1 miles



Sport & Leisure

The Holbrook Club
0.9 miles



Rental Income

£tbc



Schools

Holbrook Primary
Bohunt



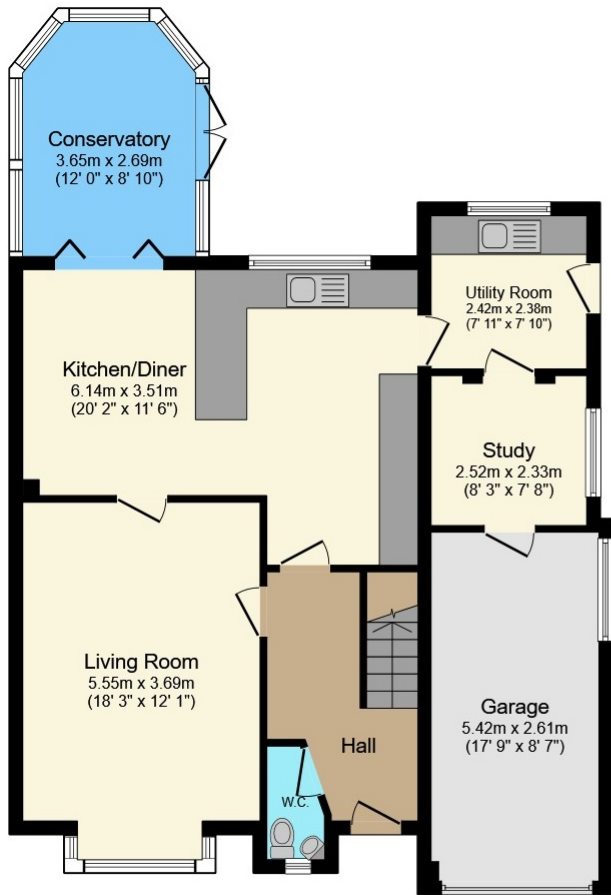
Fibre Broadband

Up to 2000 Mbps

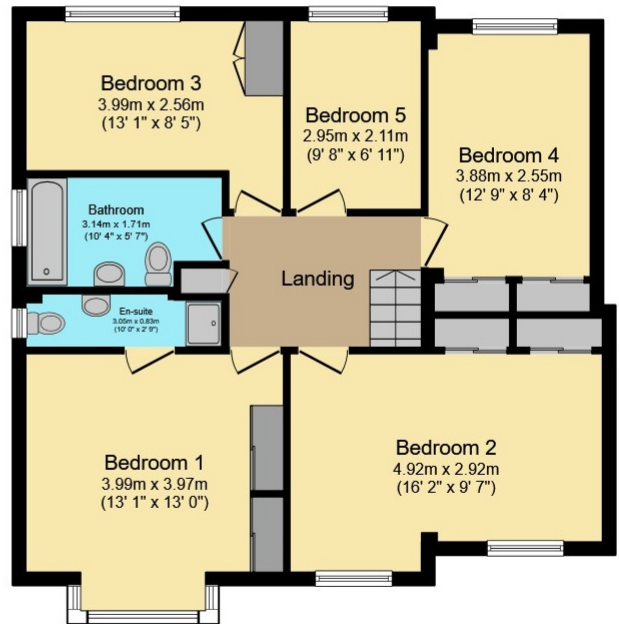


Council Tax

Band E

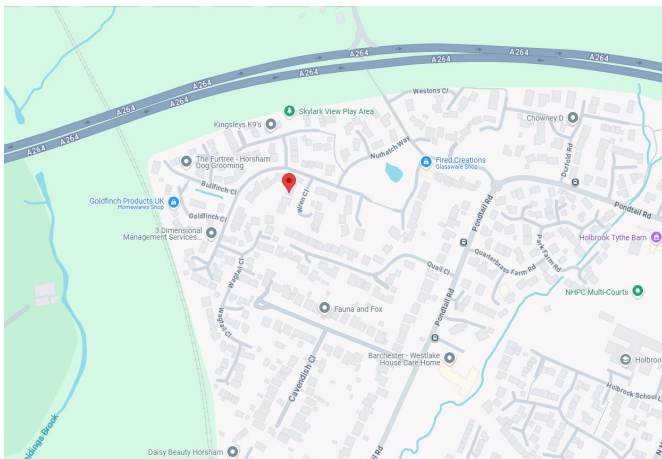


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,796 sq ft / 166.9 sq m

EPC Rating

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