



**Wood End
Horsham, RH12 4NT**

**Offers Over
£450,000**

Wood End, Horsham, RH12 4NT

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THE LOCATION

The property is set in a popular location, to the North East of Horsham, in a cul-de-sac, within a short walk of a Sainsburys local supermarket. The house is also easily accessible to a number of primary schools, including St Robert Southwell, Leechpool and Kingslea, in addition to three Senior schools, Millais, The Forest School & Bohunt. The house is also within a short walk of the lovely Beech Road Park, with an open field and children's outdoor activity playground, with the ancient Leechpool Woods also within a short walk of the house. Horsham's thriving town centre, with an Everyman Cinema, train station and extensive range of shopping facilities and restaurants is either a short drive or bus ride away too.

ACCOMMODATION SUMMARY

Tenure: Freehold

The property offers very well-presented accommodation, arranged across two floors, with a contemporary neutral colour scheme. The ground floor features a separate hallway that includes a useful storage recess and a door leading into a spacious living room, complete with an attractive double glazed bay window and chimney breast providing a recess for a fire to be inserted. This flows into a refitted open-plan

kitchen/diner, equipped with a modern range of floor and wall mounted units, a large peninsular breakfast bar, integrated appliances and ample space for a dining table. The first floor offers two double bedrooms featuring fitted wardrobes, a single bedroom, and modern white bathroom suite incorporating a combination bath and shower.

DRIVEWAY & PARKING

To the front of the house there is an area of lawn, with a mature hedge providing screening, and a pathway leading to the front door. This is flanked by driveway parking running the full depth of the garden and continuing to the side of the house through double gates. To the rear of the house there is an attractive porcelain tiled patio running the full width of the garden, that leads to an area of lawn, with well stocked flower and shrub borders and a useful storage shed set to the rear of the garden. The rear garden is enclosed by fencing and offers potential for extension to either the side or rear of the property (STPP).





Buses

2 minute walk



Shops

Sainsbury's Local
9 minute walk



Trains

Littlehaven – 1.3 miles
Horsham – 1.7 miles



Airport

Gatwick
12.2 miles



Roads

M23
4.6 miles



Sport & Leisure

Pavilions in the Park
1.8 miles



Rental Income

£1,800 pcm



Schools

St Robert Southwell
Leechpool Primary
Bohunt
The Forest School



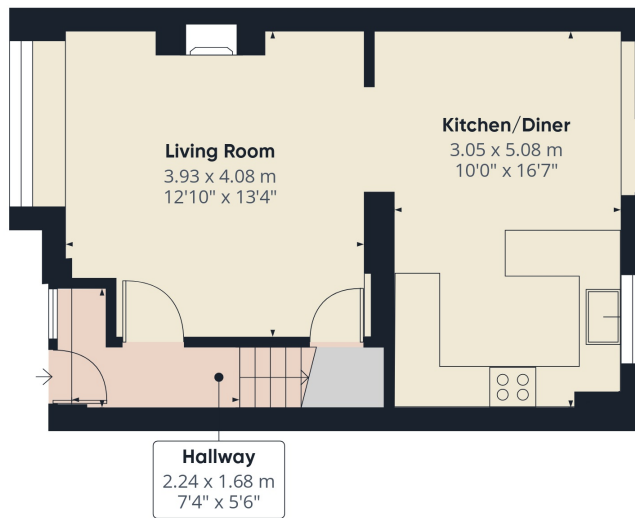
Broadband

Up to tbc Mbps

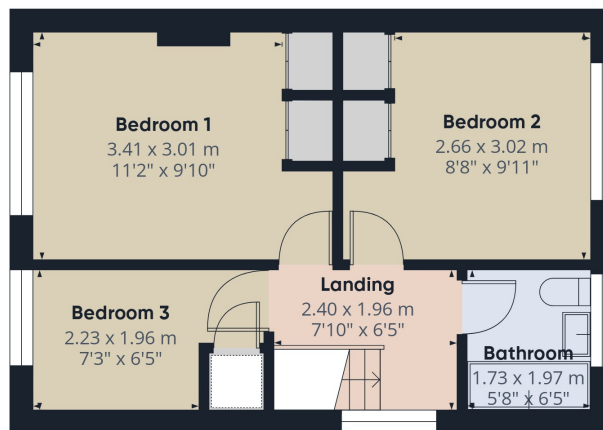


Council Tax

Band D

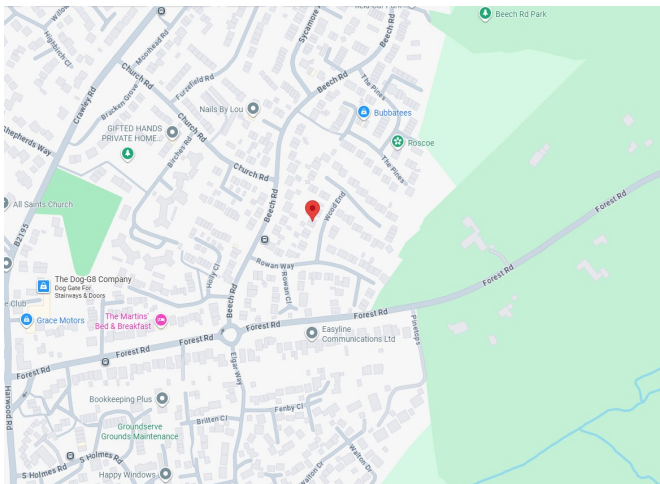


Ground Floor



Floor 1

Map Location



Total Approximate Floor Area

757 sq ft / 70 sq m

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(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
horshamsales@brocktaylor.co.uk



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

