

At a Glance

A generous three bedroom family home located close to popular schools, and within walking distance of Horsham Park, Station and Town Centre. The property boasts a low maintenance Rear Garden, Off Street Parking for 4 cars and a Detached Garage.

Overview

Style: End Terraced House

Bedrooms: 3

Reception Rooms: 2

Council Tax Band: D

Likely Rental Amount: £1,250 pcm

Approximate Broadband Speed: Up to 76 Mbps



The Walnuts, West Parade, Horsham, RH12 2DQ

Guide Price £300,000



Property Description

LOCATION

This end of terrace family home is located on the ever popular west side of Horsham, providing easy access by foot to both Horsham's busy town centre and mainline station. Also within easy reach are highly rated schools such as Trafalgar Infants, Greenway Academy and Tanbridge House Secondary. An equally short distance away is Horsham Park, Pavilions Leisure Centre and Theatre, while major road networks including A264, A281 and A24 are within close proximity, providing access to M23 and M25,

PROPERTY

The front door opens into a convenient Porch, offering the ideal space to remove shoes and coats before stepping into the property. The Sitting Room and Dining Room are open plan to one another, with double doors spilling out to the Rear Garden, a generous store under the stairs and a door leading into the Kitchen. This is a bright room with a range of floor and wall mounted units with spaces for a selection of appliances. Completing the ground floor accommodation is the WC. To the First Floor is three generous Bedrooms and the Family Bathroom.

OUTSIDE

The property is set back from the road, with a large bricked driveway providing off street parking for a number of cars. This leads to both the Front Door and detached Garage which has an electric roller door. The Rear Garden has been recently re-fenced, is mainly paved offering a low maintenance area with raised borders and has a shed offering additional storage.

Key Living Spaces

PORCH

SITTING ROOM
17' x 13' 10" (5.18m x 4.22m)

DINING ROOM
10' 7" x 8' 6" (3.23m x 2.59m)

KITCHEN
10' 7" x 8' 1" (3.23m x 2.46m)

WC

LANDING

BEDROOM 1
14' 8" x 9' 10" (4.47m x 3m)

BEDROOM 2
10' 8" x 10' (3.25m x 3.05m)

BEDROOM 3
9' 7" x 6' 11" (2.92m x 2.11m)

BATHROOM
6' 7" x 5' 11" (2.01m x 1.8m)

GARAGE

Please note that ALL measurements are approximate

Location, Location, Location

Stroll to:

Horsham Town Centre
Horsham Mainline Station
Horsham Park
Co-Operative Convenience Store
Dog & Bacon Pub

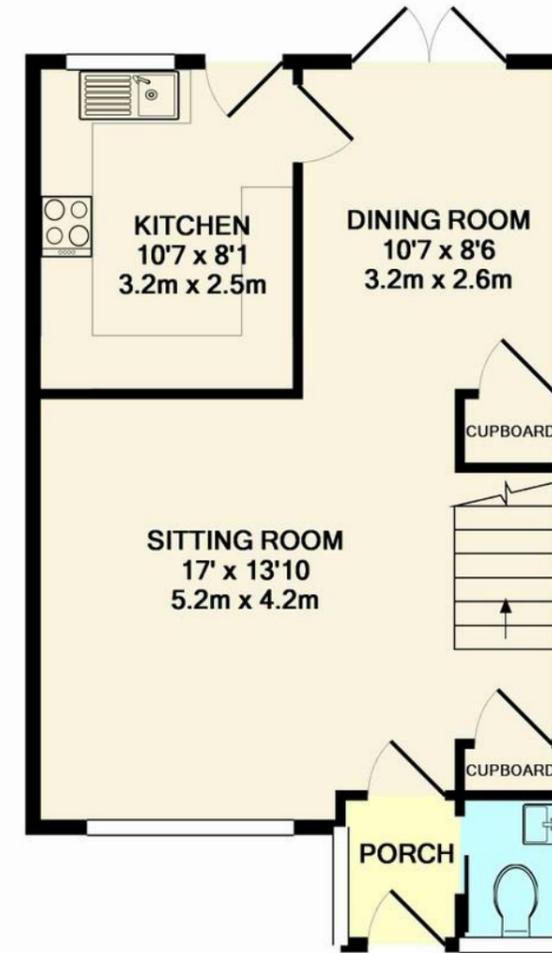
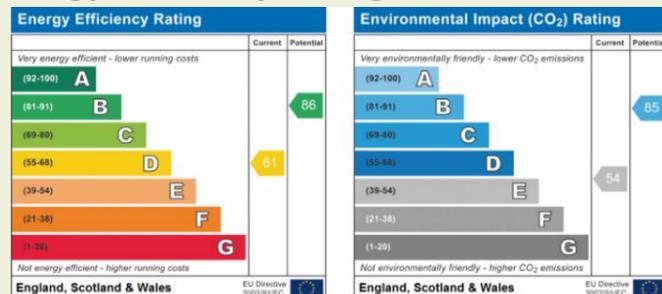
Drive to:

M23 – 6.4 miles

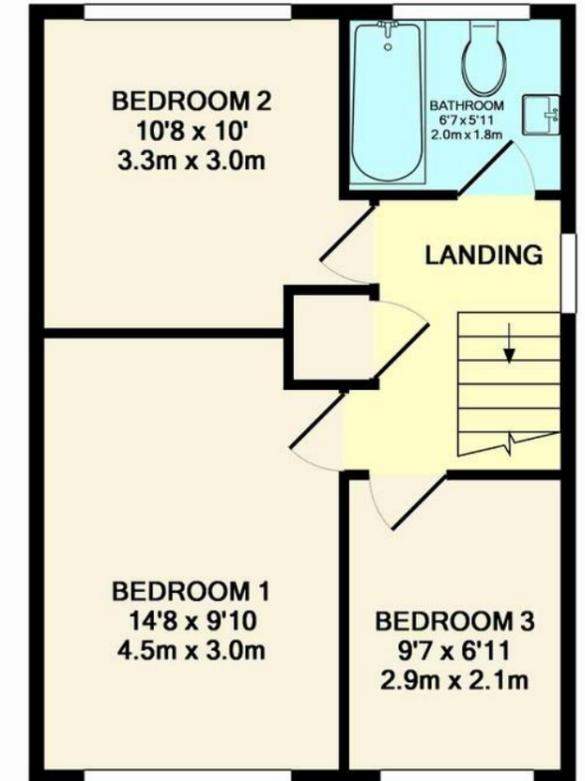
Schools

Trafalgar Infants School
Greenway Academy
Tanbridge House School

Energy Efficiency Rating



GROUND FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 854 SQ.FT. (79.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Notes

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