



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

**Asking Price Of
£425,000**

**01403 272022
brocktaylor.co.uk**

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

Speedwell Way, Horsham, RH12 5WA

 2  3  1

LOCATION

This spacious semi-detached house is conveniently located in a cul-de-sac; 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. Millais, Forest and Bohunt secondary schools are just 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 to this fantastic property opens into a convenient entrance hall which provides the perfect space to remove coats and shoes before entering into the living space. The hall allows access through to the lounge/diner, the garage conversion and houses the staircase to the first floor. The garage conversion offers a flexible second reception room to be used for whatever best suits your needs and measures at 15'0 x 7'7 with a large window to the front keeping it light and airy. The impressive lounge/diner has plenty of room for lounge furniture and a good sized dining table and chairs to fit comfortably. The room offers a double aspect with a window to the front and a large glazed sliding door to the rear, opening to the garden, flooding the space with natural light. You will also find

a large understairs cupboard within the lounge/diner providing ample storage space. The kitchen is accessed via a door from the lounge/diner allowing you to keep the space separate when entertaining. This room offers a range of modern floor and wall mounted units creating plenty of worksurface and storage space. Measuring at 11'1 x 8'7 it presents you with pleasant sense of space and also allows access out to the rear garden. Moving upstairs the landing offers access to all three generous bedrooms, the family bathroom and WC. Both bedrooms one and two are spacious doubles with ample space for double beds and free standing furnishings. Bedroom three is also a double size measuring at 10'10 x 7'9. The family bathroom is a particular feature boasting both a bath and a walk in shower cubicle, complete with a window. The WC can be found next door in its own separate room.

OUTSIDE

To the front of the property you will find a generous driveway providing off road parking for multiple vehicles while allowing access into the rear garden via a side gate. The rear garden is south west facing making the most of the sunshine and offers a patio surrounding the rear of the property which is perfect for garden furniture and entertaining in the warmer months. The rest of the garden is laid to lawn with a shed in the corner for garden storage.





Buses

2 minute walk



Shops

Coltsfoot Drive
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

£1,600 pcm



Schools

North Heath
Community Primary
Millais
The Forest School
Bohunt



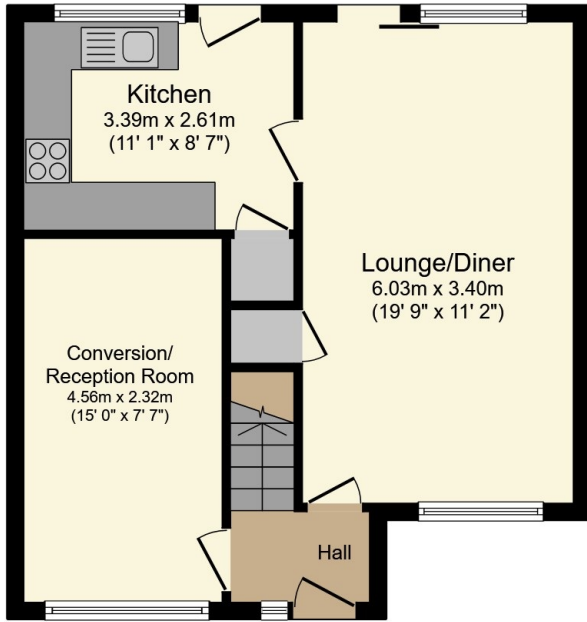
Broadband

Up to 910 Mbps

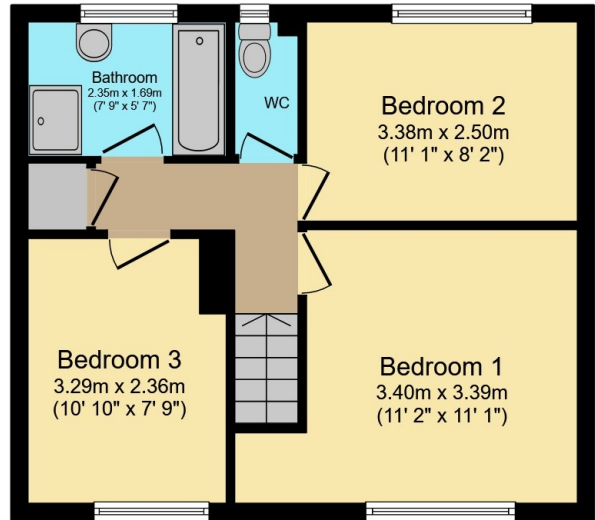


Council Tax

Band D

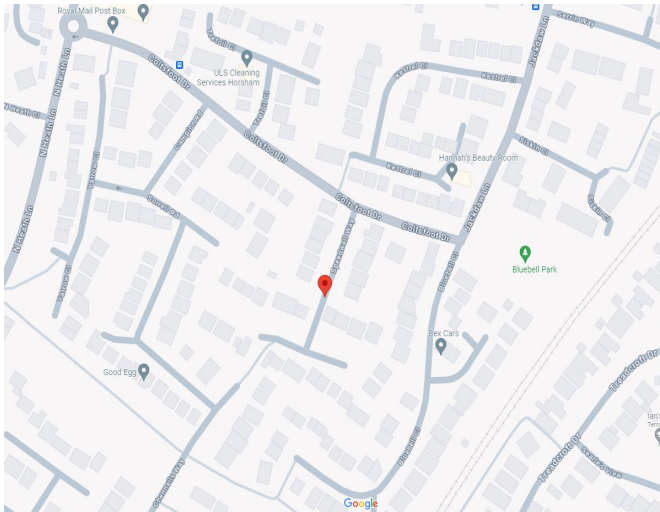


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
952 sq ft / 88 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01403 272022
horshamsales@brocktaylor.co.uk



01403 272022

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.

brocktaylor.co.uk

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

