



Drake Close, Horsham, RH12 5UD

Guide price £425,000

Contact us

01403 253867

07952 925484

www.openhousehorsham.co.uk

michelle@openhousehorsham.co.uk



At a glance

A well-proportioned property which benefits from a modern kitchen, en-suite and utility area, off street parking and a garage, in a popular location.

Style: End Terrace

Bedrooms: 4 **Reception Rooms:** 2 **Bathrooms:** 2

Council Tax Band: D

Likely Rental Amount: £1,450 pcm

Property Description

LOCATION

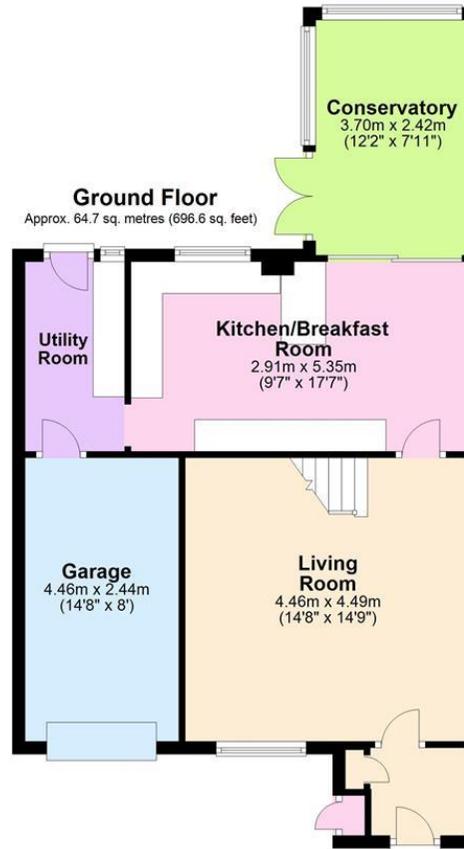
Open House Horsham are delighted to bring to the market this well-presented, four double-bedroom property in a popular location in North Horsham. It is less than a 10 minute walk to Littlehaven station, with its regular trains to London, and just a 5 minute walk to a parade of shops which includes Budgens, Post Office, beauticians and take-away outlets. Finally, it is in the catchment for excellent primary and secondary schools.

PROPERTY

You enter the property into an entrance hall with a cupboard to hang coats and store shoes. A door leads through to the good-sized living room with stairs leading up to the first floor. Beyond the living room is the fabulous modern kitchen, with sleek cream gloss units, integrated appliances and a breakfast bar. Beyond the kitchen is the conservatory which is being used as a dining room by the current owners. It has double doors leading out the patio and garden. Finally, adjacent to the kitchen, is a utility room, complete with worktop, cupboards and space for a washing machine and other electrical appliances. There is a back door leading to the garden and an internal door to the garage. To the first floor are four double bedrooms. The master bedroom has built-in wardrobe space and a modern en-suite with large walk-in shower. Bedrooms two and three are almost identical in size and bedroom four is a small double or a perfect office space, it also has a large built-in cupboard. Completing the upstairs accommodation is the family bathroom with white suite and shower over the bath. This is a well-proportioned property, benefiting from an en-suite, garage and utility room and an internal viewing is highly recommended.

OUTSIDE

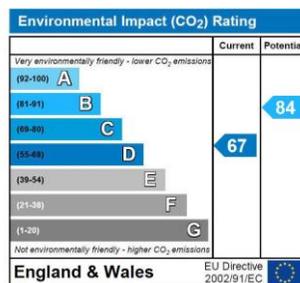
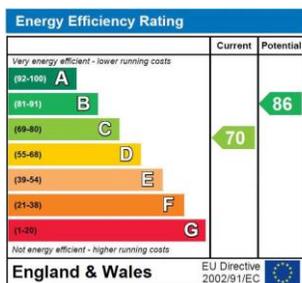
There is a driveway leading to a single garage, path leading to the front door and garden area, mainly laid to lawn. The rear garden is mainly laid to lawn with patio area, some mature vegetable beds and a shed.



Total area: approx. 115.5 sq. metres (1243.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement 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 have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating



Location, Location, Location

Stroll to: Parade of shops (includes Budgens, Post Office, hairdressers, chemist and take-away outlets) (0.3 mi), Bus stop (0.1mi), Pub (0.2mi), Holbrook club (0.1mi)

Drive to: A264 (1.1 mi), A24 (2.3 mi), Town Centre (1.9 mi), Gatwick airport (16 mi)

Schools: Primary: Holbrook and North Heath. Secondary: Millais (girls) and Forest (boys)