



3 Woodgates Close
 Horsham, West Sussex, RH13 5RS
 Guide Price £430,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

3 Woodgates Close, Horsham, West Sussex, RH13 5RS

Courtney Green are pleased to offer for sale this linked bungalow situated in a very popular cul-de-sac location and offered for sale with the benefit of no ongoing chain. The accommodation comprises two double bedrooms, a spacious living room overlooking the rear garden, a modern fitted kitchen and an attached garage to the rear of which is a useful sunroom. The property has a gas fired heating system to radiators and double glazed fittings. To the front of the property there is an area of lawn to the side of which is a driveway providing off road parking and the rear gardens are primarily laid to lawn and enjoy a sunny Southerly aspect.

The accommodation comprises:

Frosted double-glazed door to **Garage** with glazed door to

Entrance Hall

With laminate wood flooring, telephone point, access to loft space housing gas fired boiler.

Lounge/Dining Room

Double-glazed rear aspect and double-glazed French doors to the rear garden, laminate wood flooring, two radiators, downlighting.

Kitchen

Double-glazed rear aspect. Fitted with a range of base and wall mounted cupboards and drawers in white high gloss finish and having complementing worktop surfaces incorporating a stainless steel single drainer sink with chromium monobloc tap, stainless steel four ring gas hob with filter hood over and stainless steel splash back, electric oven, space and plumbing for dishwasher, space for additional appliances, tiled splashback, ceramic tiled flooring, radiator, door to

Sunroom/Utility Room

Double-glazed door to rear garden and door to the garage. Worktop surface with space and plumbing for washing machine under, ceramic tiled flooring, utility cupboard.

Bedroom 1

Double-glazed front aspect, radiator, double width wardrobe cupboard, laminate wood flooring.

Bedroom 2

Double-glazed front aspect, laminate wood flooring, double width wardrobe cupboard and shelved cupboard.

Bathroom

Fitted with a white suite comprising P-shaped bath with glass shower screen, Gainsborough thermostatic shower control with wall bracket and hand shower, chromium mixer tap, pedestal wash hand basin with chromium mixer tap, low level WC, fully tiled walls and flooring, downlighting, side aspect, extractor fan, white towel warmer.

Attached to the property is a **Garage** with metal up and over door, power and light, glazed door to Sunroom.

OUTSIDE

To the front of the property there is an area of lawn to the side of which is a tarmac driveway providing off-road parking, gated side access leads to the rear garden which enjoys a sunny Southerly aspect and comprises a full-width paved patio, lawn with conifer screening to the rear, slatted fence and hedgerow borders.

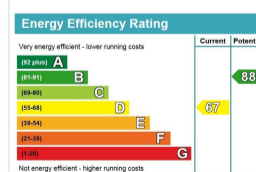
Council Tax Band— D

Ref: 24/5590/15/04

Referral Fees: Courtney Green routinely refer prospective purchasers to Nephcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nephcote Financial Ltd.



Approximate total area[®]
963.24 ft²
89.49 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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