



35 Butlers Road, Horsham

Guide Price **£400,000**

Butlers Road, Horsham RH13 6AJ

The property is presented to a modern standard and offers accommodation comprising an entrance porch with a storage cupboard leading through to a sitting room (16'2" x 14'10") with a window to the front. This, in turn, leads through to a modern kitchen diner with a range of wall and floor units, ample worktop space, and designated spaces for a washing machine, dishwasher, and double oven. This room has patio doors leading out to the recently landscaped garden.

Upstairs, the property continues to impress with two double bedrooms. There is also a modern bathroom with a bath and digital shower above, a low-level W.C. and sink.

Outside, the property offers parking for two cars on the driveway with additional parking available in front of the garage and an EV charging point is installed and accessible if required. There is a gate providing side access to the rear garden.

To the rear is a delightful, well-maintained garden mainly laid to lawn with a good-sized patio area offering plenty of outside entertaining space. There is also side access to the garage. This property is perfect for those seeking a modern, well-appointed home in a desirable location.

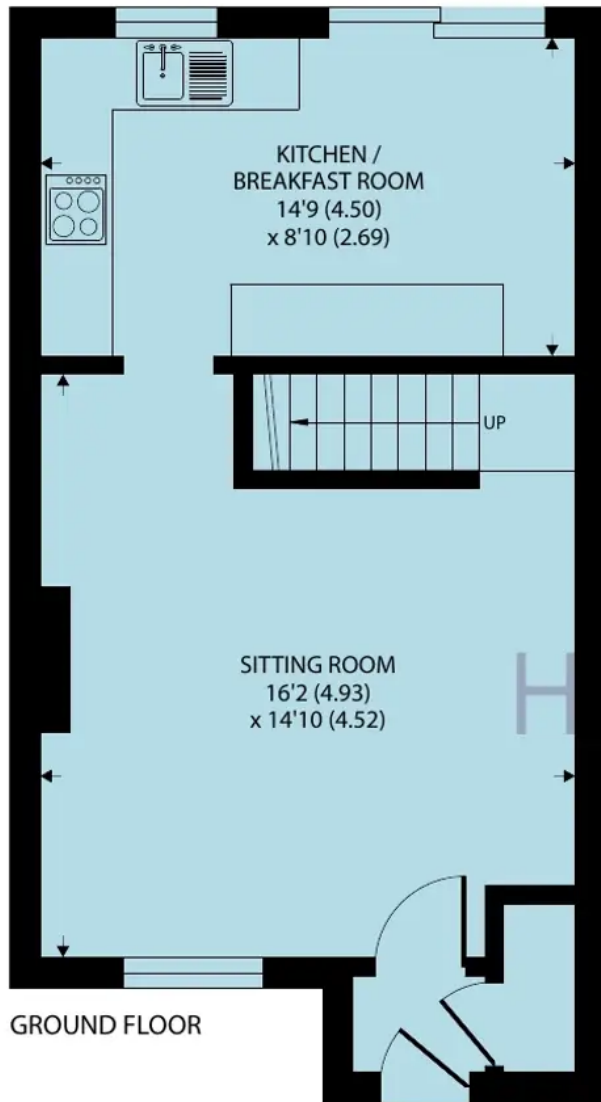
Council Tax band: C

Tenure: Freehold

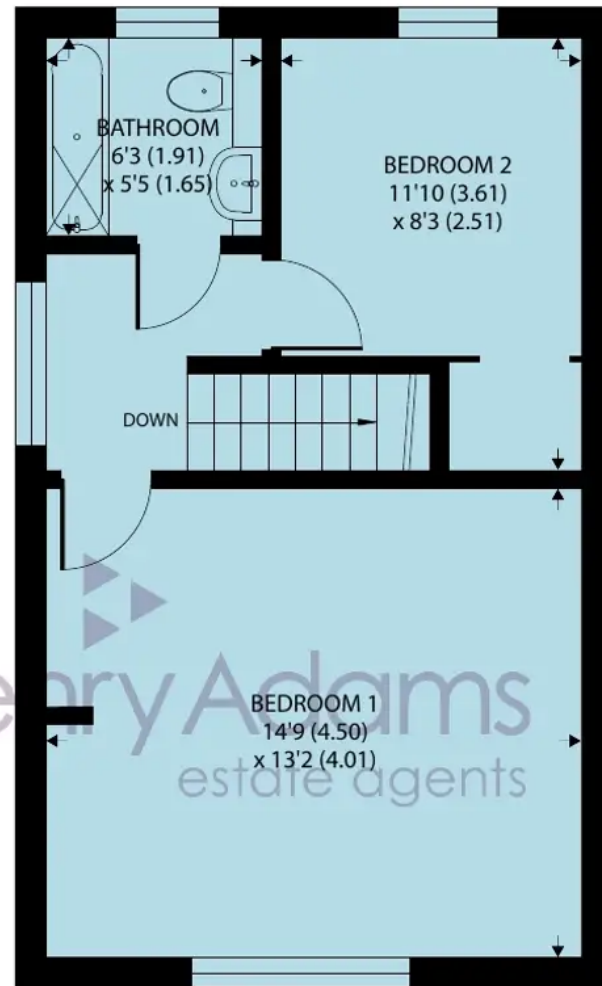
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

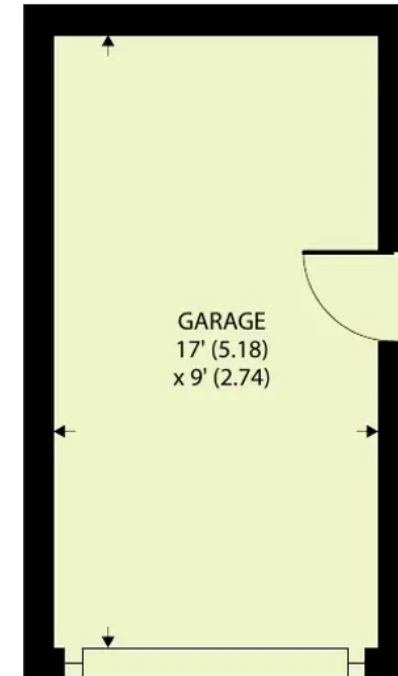




GROUND FLOOR



FIRST FLOOR



Approximate Area = 776 sq ft / 72.1 sq m
 Garage = 153 sq ft / 14.2 sq m
 Total = 929 sq ft / 86.3 sq m

For identification only - Not to scale



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.