



## 6 Kilnwood Close, Faygate

Guide Price £600,000 - £625,000

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Faygate, Horsham

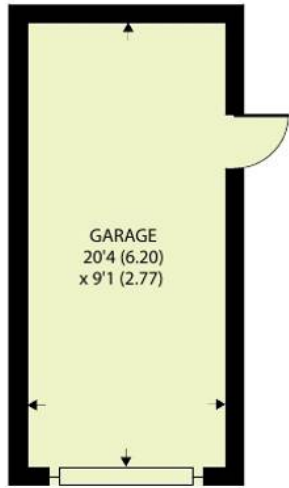
**Guide Price £600,000 - £625,000** This modern and contemporary, four double bedroom, three storey property is ideally located between Horsham and Crawley town centres with excellent access to the A264 commuter routes and Gatwick Airport. It is offered with no onward chain.

To the ground floor; the reception hallway welcomes you and leads into the kitchen/breakfast room which has a range of wall and base cabinets with contrasting work surfaces and integrated appliances with a gas hob. There is also plenty of space for a dining table and double doors leading out to the garden terrace.

The main sitting room is of generous proportions and has a double aspect providing a light and airy feeling with feature fireplace and another set of double doors onto the garden. Also of note to the ground floor is a downstairs WC. To the first floor; is a fantastic main bedroom suite with built in wardrobes and an ensuite shower room with; a walk in shower, a wash hand basin and a low level WC- all with chrome fittings. There is also another bedroom benefitting from a double aspect, decent proportions and fitted wardrobes. There is also a family bathroom with bath with shower over, a wash hand basin and a low level WC. To the second floor, there are two further bedrooms both of which have fitted wardrobe space, one of which also has the benefit of access to the eaves for further storage. There is also another bathroom with a walk in shower.

The property is situated within a quiet location in the popular Kilnwood vale development, it benefits from a driveway with carport parking and a garage. The rear garden has a patio terrace area and is mainly laid to lawn. There is also access to the garage from the garden.





Denotes restricted head height



## 6 Kilnwood Close, Faygate, Horsham, RH12 0AP

Approximate Area = 1772 sq ft / 164.6 sq m (excludes carport)

Limited Use Area(s) = 80 sq ft / 7.4 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 2037 sq ft / 189.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Henry Adams. REF: 1191696



## Henry Adams - Horsham

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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.