



**23 Walton Drive, Horsham**

Guide Price **£735,000**

  
**Henry Adams**  
estate agents

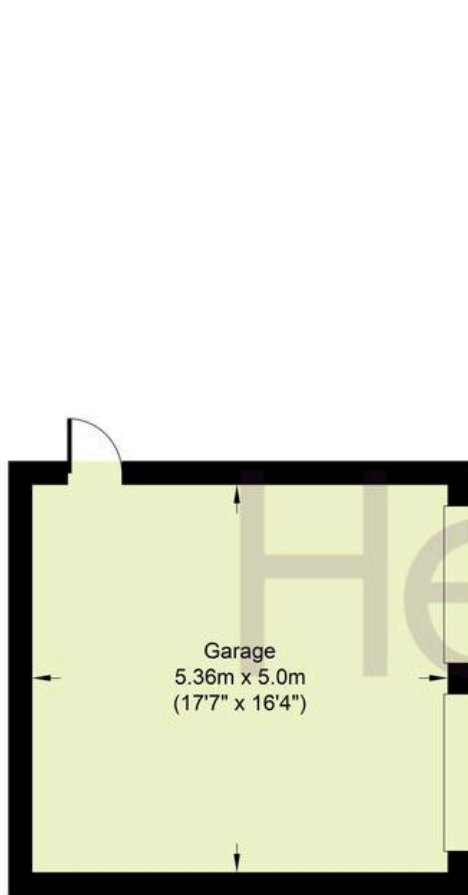


## 23 Walton Drive

Horsham, Horsham

A stunning four bedroom, two bathroom family home situated in a quiet and discreet position in North East Horsham. The property impresses from the start offering lovely living accommodation on the ground floor including open plan kitchen diner which offers plenty of space for a dining area with views to the front of the property which is perfect for a family, sitting room with fireplace and bay window to the front and conservatory and WC. You can also access the private rear garden from both the kitchen and conservatory. On the first floor the bedrooms are of a great size with three of them being doubles and one single, the master bedrooms benefits from having an en-suite with built in wardrobes and two of the other bedrooms benefit from fitted wardrobes. The family bathroom has a white suite with panelled bath, inset sink and low level WC. The loft is partially boarded with lighting. Outside of the property has a large garden mainly laid to lawn with wood panel fencing enclosing, and a small patio area and side access to the front of the property. To the front of the property there is off road parking for multiple cars and a double garage with a up and over door.

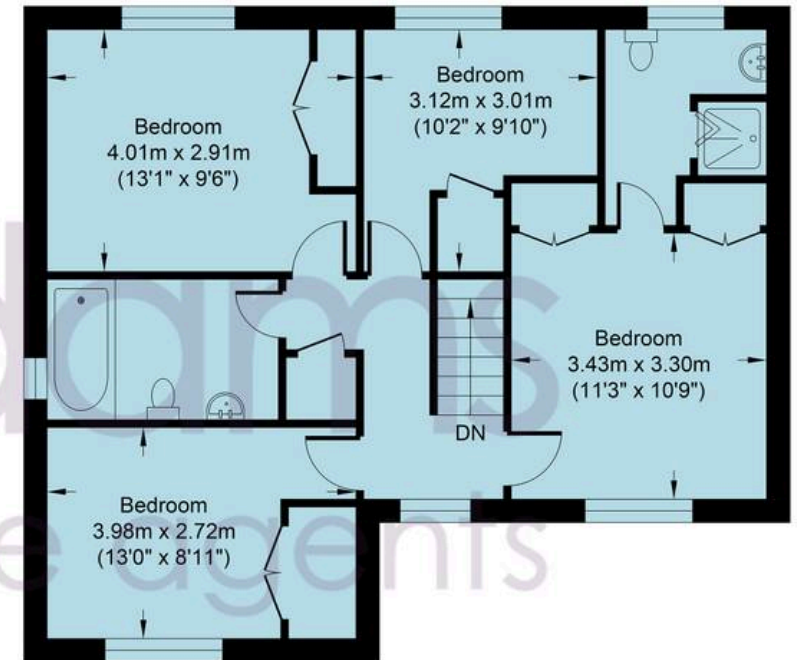




GARAGE



GROUND FLOOR



FIRST FLOOR



## Walton Drive

Approximate Area = 1413.08 sq ft / 131.28 sq m

Garage = 288.47 sq ft / 26.80 sq m

Total = 1701.55 sq ft / 158.08 sq m

For identification only - not to scale











Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downlink Cycle Path. The schooling caters for state and public sectors and the main schools are Bohunt Academy School, Millais, Forest, Tanbridge, Collyers, Christ's Hospital and Farlington. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries. The Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events throughout the year.

- Open plan kitchen/diner
- Four Bedrooms
- Double Garage
- Large Driveway
- Conservatory
- Close to Woodland Walks
- Utility Room
- En-suite

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E











## 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.