



11 Oliver Road, Horsham

Guide Price **£525,000**


Henry Adams
estate agents

11 Oliver Road

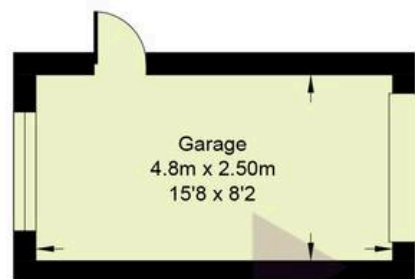
Horsham, Horsham

This well presented three bedroom detached bungalow sits in a quiet and discreet position in a cul-de-sac location on the South West side of Horsham offering access to the town centre, the mainline train station, nearby countryside and a selection of country pubs and restaurants. It also has a generously proportioned rear garden and a garage along with driveway parking for several vehicles.

The reception hallway welcomes you and leads into the main sitting/dining room which has a light and airy feel, the sitting room leads into the conservatory/garden room where you can enjoy fine views over the rear garden. The kitchen has a selection of wall and base cabinets with space for freestanding appliances, two well proportioned bedrooms enjoy an aspect to the front of the property with large windows providing a feeling of light and space. The third bedroom completes the living space and has fitted wardrobe space - this is ideal as they work from home study or nursery room.

The property features driveway parking for several vehicles that leads to the garage which has an up and over door and the convenience of a side access door. The rear garden is a real feature and is predominantly laid to level lawn with a selection of patio terrace areas that are ideal for outdoor dining, there are several timber built storage sheds as well as a selection of well stocked beds with mature shrubs, trees and planting.





GARAGE



GROUND FLOOR



Oliver Road

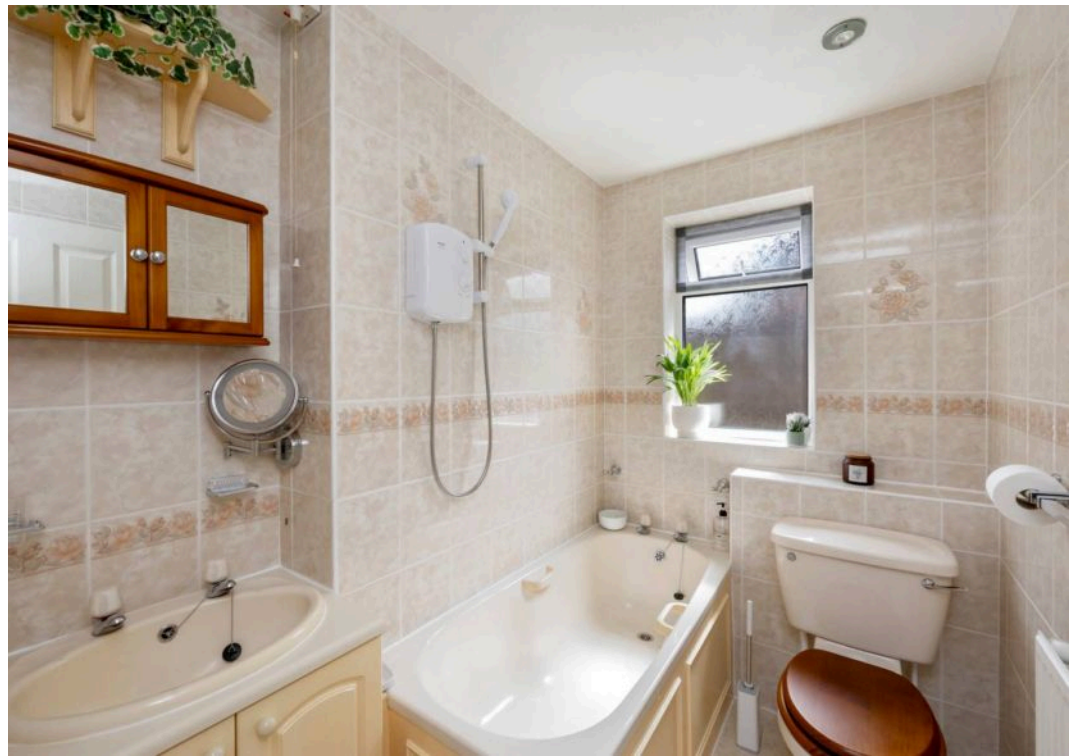
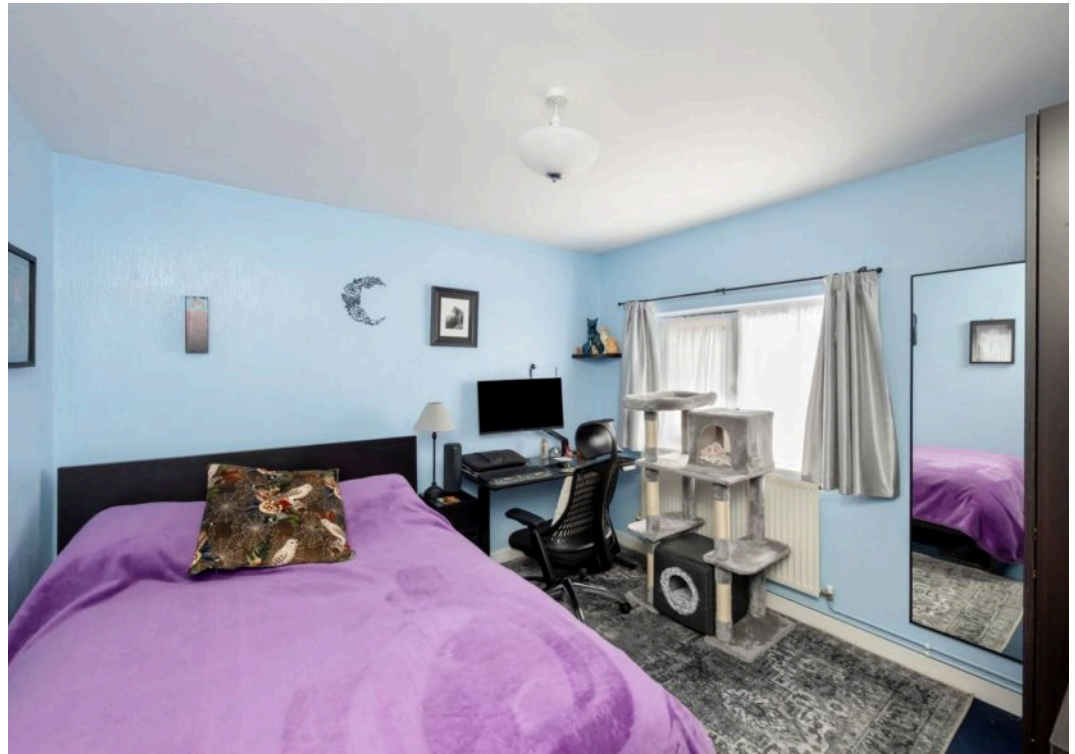
Approximate Area = 1001 sq ft / 93.0 sq m

Garage = 129 sq ft / 12.0 sq m

Total = 1130 sq ft / 105.0 sq m

For identification only - not to scale





- Detached Bungalow
- Three Bedrooms
- Conservatory
- Garage and Off Road Parking for Several Vehicles
- Generous Rear Garden
- Quiet and Discreet Cul-de-Sac Location
- Access to Horsham Town Centre and Mainline Train Station

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 Downslink 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.

Council Tax band: E

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.