



56 Pondtail Road, Horsham

Guide Price **£1,100,000**


Henry Adams
estate agents

56 Pondtail Road

Horsham, Horsham

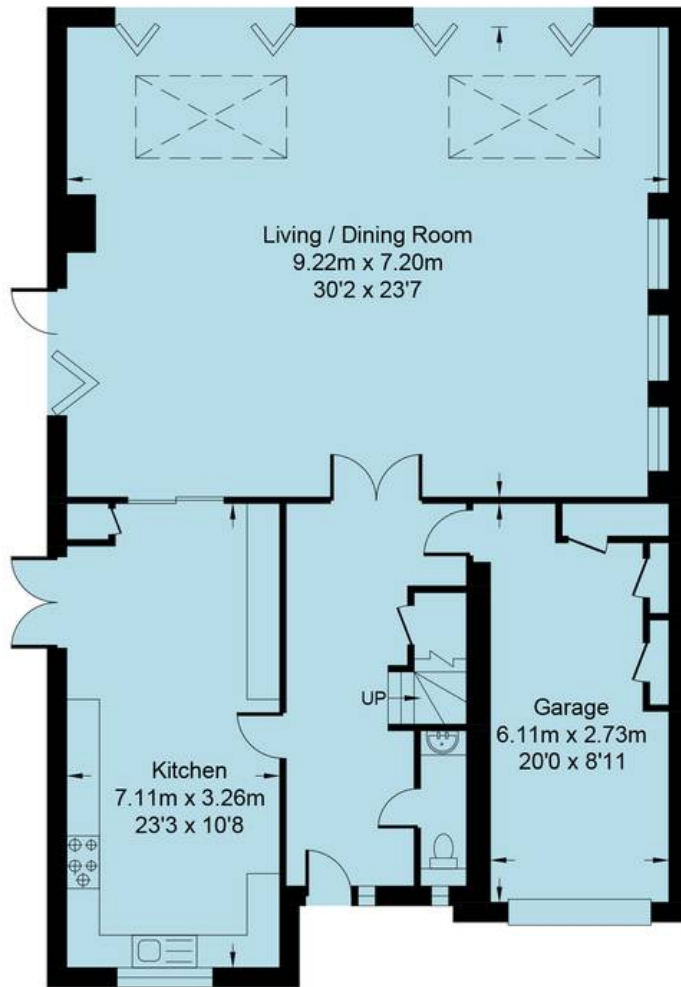
A substantial 5 bedroom property family home that was built approximately 5 years ago. This property impresses from the moment you enter with a polished porcelain marble effect tiled floor and handcrafted oak doors and staircase. There is also underfloor heating throughout the property. As the floorplan shows, the property offers a spacious kitchen/breakfast room with a range of high gloss modern wall and base units with granite work surfacing with a Rangemaster cooker. There are double doors leading to a large sitting room with roof lights and 2 sets of bi-folding doors leading out onto the garden. There is a downstairs WC as well as under stairs storage and door into an integrated garage with utility area which completes the ground floor. A statement oak and glass staircase leads to the first floor where there are 4 lovely double bedrooms, 3 of which have the added benefit of built in wardrobes. The main principle bedroom has an ensuite bathroom and there is a further family bathroom. On the top there is a further double bedroom as well as built in storage together with a shower room finishing off this fine family home.

Council Tax band: G

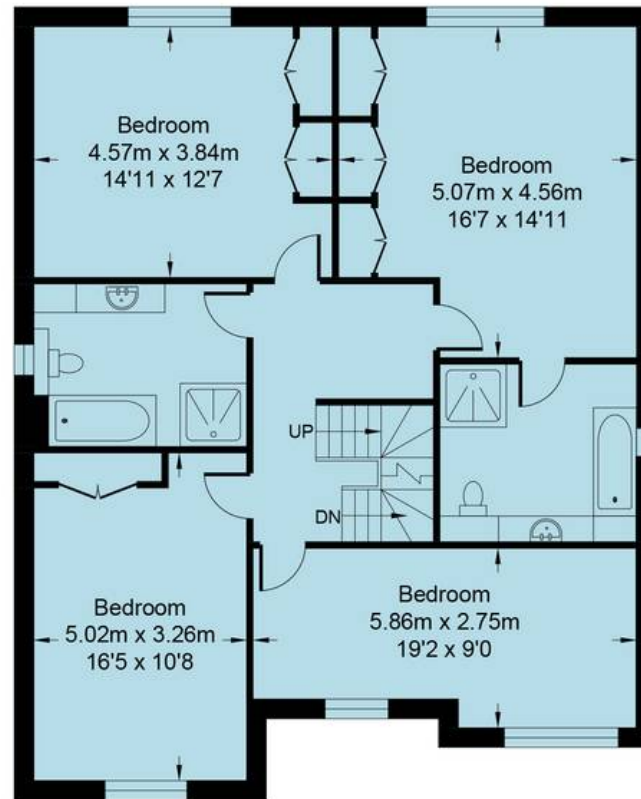
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Pondtail Road

Approximate Area (Including Garage / Eaves) = 3060 sq ft / 284.3 sq m

Total = 3060 sq ft / 284.3 sq m

For identification only - not to scale





To the outside of the property, it is well set back from the road and has a tarmacadam driveway providing ample parking for several cars and leads to the integrated garage. The front lawn gives the property a welcoming feel and has raised flower beds. There is side access leading to the rear garden which is east facing. There is also access to the rear garden through the Sitting/Dining Room which has beautiful bifold doors leading onto a paved terrace which is perfect for al-fresco dining. Steps lead up to the lawned area of garden and to the rear is a shed. The property also benefits from a water softener and that there is a power supply to the pillars at the end of the drive to enable electric gates to be fitted if you wish.

- Detached Family Home
- Five Bedrooms
- Three Bathrooms
- Open Plan Living Dining Area
- Modern Decor Throughout
- Arranged over Three Floors
- Garage and Off Road Parking for Several Vehicles
- Access to Horsham Town Centre and Mainline Train Station
- Close to Well Regarded Schools
- Situated in a Sought After Location

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.







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.