



Tanyard Close, Horsham

Guide Price £399,000

Tanyard Close

Horsham

This three bedroom link detached family home has a versatile blend of living and bedroom space arranged over two floors and is ideally located for access to Horsham town centre, the mainline train station, nearby countryside and a selection of well regarded local schools.

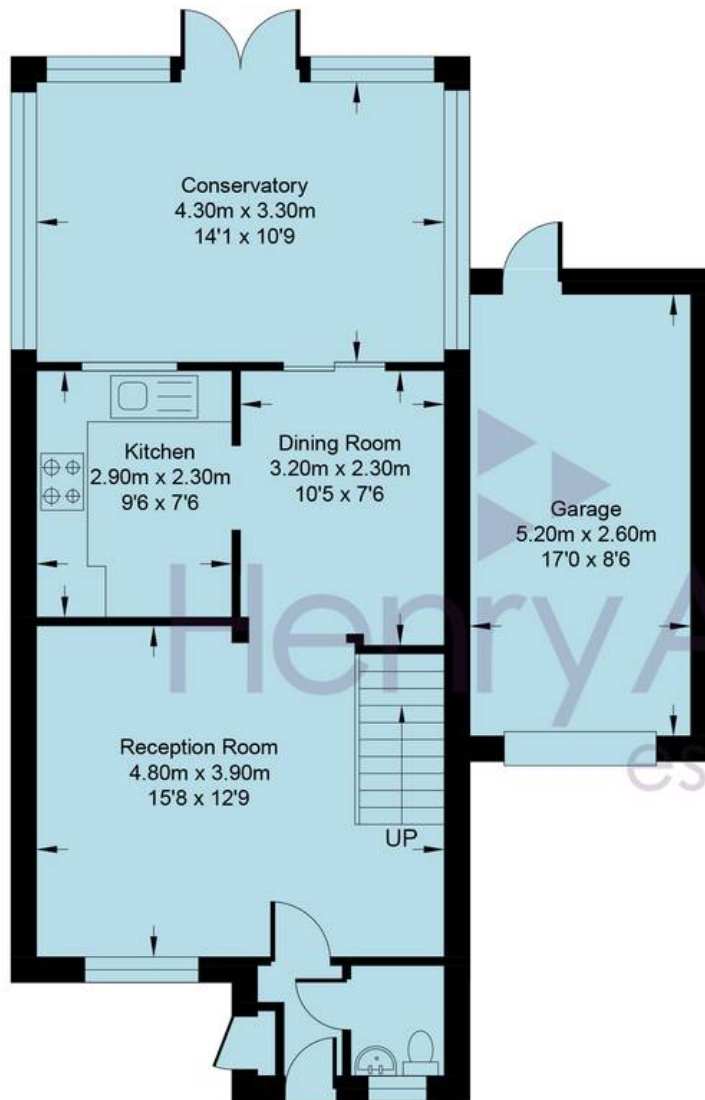
To the ground floor; a reception porch welcomes you and leads into the main sitting room which enjoys an aspect to the front of the property, there is a separate dining room area which is located adjacent to the kitchen which has a range of wall and base cabinets with contrasting work surfaces running through, there is space for a washing machine as well as an electric oven and hob. Also of note to the ground floor is a conservatory which is an ideal reception space and has direct access to the rear garden.

To the first floor; the main bedroom has fitted wardrobe space and a view out to the rear aspect. There are two further bedrooms along with a family bathroom which has a bath, wash hand basin and a low-level WC.

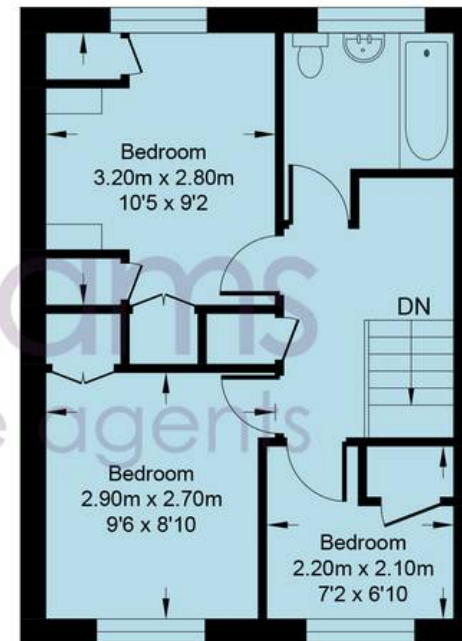
Property has driveway parking which leads to the garage which has an up and over door and also the convenience of a rear access door. The rear garden is hardstanding and landscaped with the ideal opportunity for outdoor dining within the summer months.







GROUND FLOOR



FIRST FLOOR

Tanyard Close

Approximate Area (Including Garage) = 1083.9 sq ft / 100.7 sq m
 Total = 1083.9 sq ft / 100.7 sq m
 For identification only - not to scale





Detached family home
Three bedroom property
Separate Dining Room
Utility Room
Conservatory overlooking the rear garden
Parking on driveway with garage
Access to local schools

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







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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.