



**The Glade
Horsham, RH13 6DD**

**Asking Price Of
£710,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**

The Glade, Horsham, RH13 6DD



LOCATION

The Glade is a highly sought after cul-de-sac, set just off Comptons Lane, that offers easy access to Horsham Main line station (with its direct service to London Victoria in approx 55 mins) and the busy town centre, with its wealth of bars, restaurants and shops. The property is also conveniently positioned close to St Leonard's Forest, with its ancient woodland, an ideal setting for long country walks, bike rides or dog walks too. Both Millais & The Forest Secondary Schools are within easy walking distance, in addition to Kingslea & Leechpool Primary Schools. The house is also within a short walk of the shops set along Crawley Road, that includes the Co-Op convenience store.

ACCOMMODATION

Tenure: Freehold

The house offers in excess of 1900 square feet of accommodation, arranged across two floors, with a generous entrance hall, that creates a lovely first impression. This provides access to all the ground floor rooms, with a spacious living room, that overlooks the garden and runs the full width of the house, with an open fireplace. The dining room was extended a number of years ago, to create a defined study area, with a spacious kitchen/diner that was

refitted by the current owner and is positioned adjacent to a large utility room. In addition, there is a large downstairs cloakroom. The first floor offers an impressive four double bedrooms, with a generous main bedroom, with fitted wardrobes and an en suite shower room.

OUTSIDE

To the front of the house there is a generous driveway providing extensive parking, that leads to a double width garage, with power & lighting. There is also a well tended area of lawn with an inset flower bed. The rear garden offers a high-level of seclusion, with a pleasant West aspect and has a generous paved patio, with a retaining wall and gated side access. This leads to a mature lawned garden, with well-stocked flower & shrub borders and a mature hedge offering screening to the side and rear.





Buses

5 minute walk



Shops

Co-op Food
0.4 miles



Trains

Horsham – 1 mile
Littlehaven – 1.2 miles



Airport

Gatwick
12.5 miles



Roads

M23
5.6 miles



Sport & Leisure

Pavilions in the Park
1.1 miles



Rental Income

£tbc



Schools

Leechpool Primary
Kingslea Primary
Millais
The Forest School



Broadband

Up to 500 Mbps

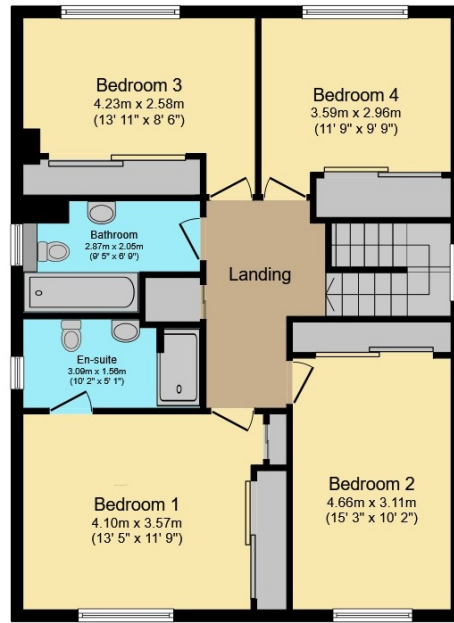


Council Tax

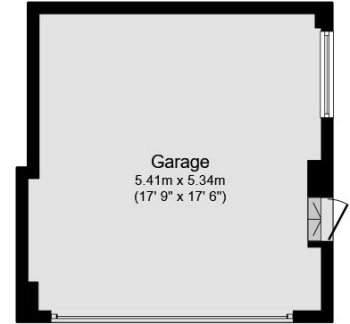
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Ground Floor

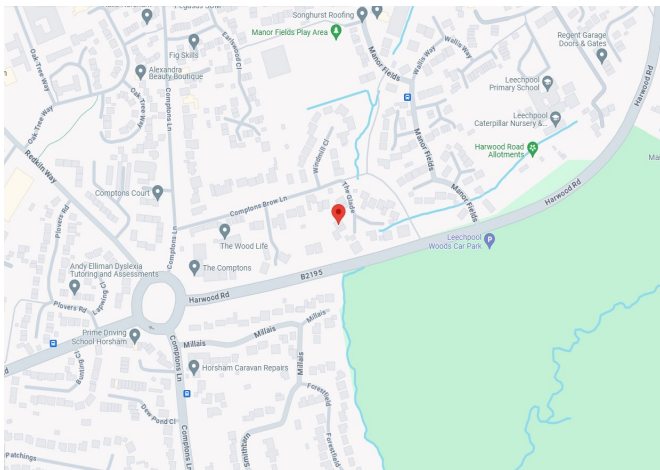


First Floor



Garage

Map Location



Total Approximate Floor Area
2,209 sq ft / 205 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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