



67 Depot Road
Horsham RH13 5HN
Offers Over £850,000 Freehold



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67 Depot Road, Horsham RH13 5HN

Courtney Green are delighted to bring to the market this fine family residence, located in an established and sought after residential location is and believed to have been built in the late 1950's. Situated on an enviable corner position, the property features a large rear garden and a wide front garden which provides off road parking for 3/4 cars. The well presented accommodation is on two levels and comprises, on the first floor, four bedrooms and a family bathroom. On the ground floor there is an entrance hall off which is a cloak/shower room, a double aspect sitting room, a separate dining room, a family room/study and a modern fitted kitchen with built in appliances. Attached to the property is a double width garage with power and light. Whilst the property currently offers excellent living space for a growing family, there is much scope to enlarge, subject to planning consent. The property is conveniently located within walking distance of Millais School and the station as well as being within easy striking distance of Horsham town centre with its comprehensive range of shopping and sporting facilities and restaurants.

The accommodation comprises:

Covered Porch Frosted double glazed Front Door and sidelight to

Entrance Hall With coved and textured ceiling, radiator, under stairs cupboard.

Sitting Room Double glazed double aspect to the front and rear. Chimney breast with marble fireplace having pebble gas fire, two radiators, picture rail.

Dining Room Patio doors to the rear garden. Radiator, picture rail, serving hatch.

Inner Hall With louvre cupboards, door and steps to

Study/Family Room Double glazed double aspect to the front and side, beamed ceiling, radiator.

Cloaks/Shower Room Frosted double glazed side aspect. Low level WC, Quadrant shower cubicle with chromium thermostatic shower control, wall bracket and hand shower, wall mounted wash hand basin with chromium mixer tap, chromium towel warmer, part tiled walls, ceramic tiled flooring, coved and textured ceiling.

Kitchen Double glazed rear aspect and frosted double glazed door to the side. Fitted with a range of base and wall mounted cupboards and drawers in white high gloss finish and having complementing worktop surfaces with tiled splashbacks. Single drainer stainless steel sink with chromium monobloc tap with AEG electric hob with concealed filter hood over, Beko electric double oven, Beko integrated dishwasher, Electrolux washing machine, integrated fridge, pan drawers.

From the Entrance Hall a turning staircase with Oak balustrading leads to the

First Floor Landing With attractive double glazed arched window to the front. Shelved cupboard, airing cupboard housing hot water cylinder and shelving, loft hatch with ladder.

Bedroom 1 Double glazed double aspect to the front and rear. Two radiators, full length built in bedroom furniture incorporating two double wardrobe cupboards with overhead storage, coved and textured ceiling.

Bedroom 2 Double glazed rear aspect. Radiator, coved and textured ceiling.

Bedroom 3 Double glazed rear aspect. Radiator, coved and textured ceiling, two built in wardrobe cupboards and chest of drawers with shelving and cupboards over.

Bedroom 4 Double glazed rear aspect. Radiator, stained wood panelled walls.

Family Bathroom Frosted double glazed side aspect fitted with a white suite comprising panel bath with chromium taps, hand shower, vanity unit with inset wash hand basin with chromium mixer tap, cupboard under, back to wall WC, half tiled walls, shaver point, two wall lights, chromium towel warmer.

OUTSIDE

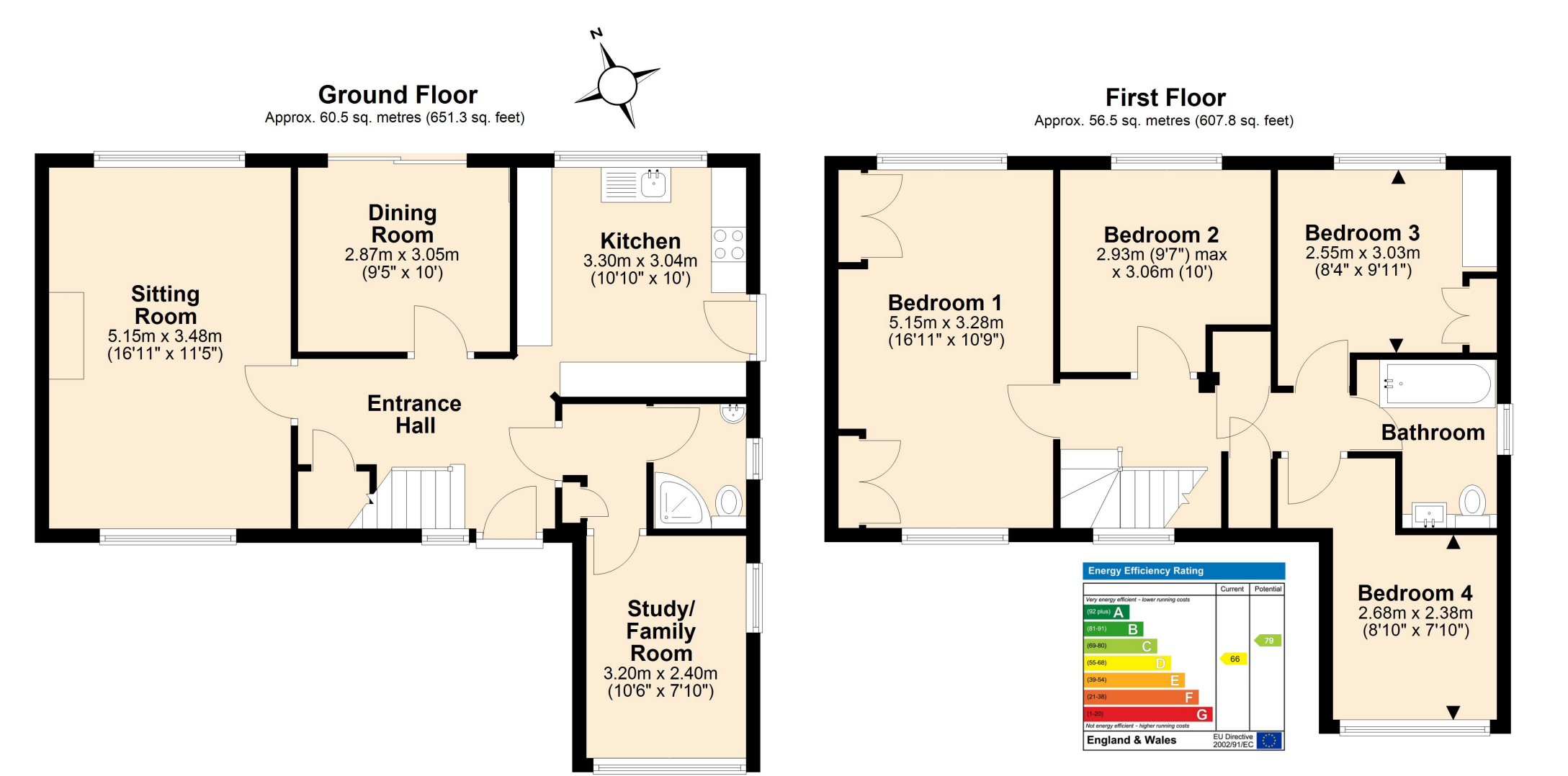
To the front of the property there is a wide garden with driveway providing parking for 3/4 cars. There is an attached **double width garage** with up and over door, power, lighting and rear personal door to the garden.

Sitting on a corner plot, the garden is larger than most houses of this type and enjoys a good degree of privacy. A 7' brick wall runs the length of the Western boundary, providing seclusion and security from Coruna Drive. There is a near full width paved patio, large expanse of lawn, shrub bed, and a timber built shed on a concrete base, with power and lighting.

Council Tax Band - F

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

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