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92 Merryfield Drive, Horsham, West Sussex, RH12 2AX

Situated on the West side of Horsham, within easy reach of Tanbridge House First Floor Landing and Greenway schools, is this detached house built in the late 1950's and later With double glazed double aspect to the front and side. Radiator. Cupboard extended to provide a delightful family home. Offered for sale with the benefit with hanging rail and shelf, loft hatch. of no ongoing chain, the property offers well presented accommodation on two levels and comprises, on the first floor, three bedrooms and a bath/shower Bedroom 1 room, and on the ground floor an entrance hall with a cloakroom, an extended Double glazed rear aspect (overlooking the school playing fields), radiator. lounge/dining room and fitted kitchen/breakfast room, and a study. The property has a gas fired heating system to radiators and double glazed Bedroom 2 replacement fitments. At the front of the property there is a wide driveway Double glazed front aspect. Radiator. providing hard standing for at least two vehicles leading to a detached single garage. There are well maintained and established front and rear gardens, the Bedroom 3 rear with an open outlook over Greenway school playing fields. The vendor's Double glazed rear aspect. Radiator. Double width wardrobe cupboards with sole agent Courtney Green strongly recommends an internal inspection of this sliding doors. delightful house to appreciate its size and finer features.

The accommodation comprises:

UPVC double glazed Front Door to

Entrance Hall

With an understairs cupboard, radiator.

Frosted double glazed side aspect. Low level WC, half tiled walls, radiator, wash hand basin with chromium mixer tap and cupboard under, mirrored cabinet over, wall mirror, Karndean flooring.

Lounge/Dining Room

Twin double glazed side aspect and double glazed French doors to the rear garden. Ornate fire surround, two radiators, door to

Kitchen/Breakfast Room

Twin double glazed side aspect and double glazed rear aspect and double glazed door to the side. Fitted with a range of base and wall mounted cupboards and drawers having complementing worktop surfaces incorporating a single drainer enamel sink with 1 1/2 bowl and brass mixer taps, Neff gas hob, glass splash back and filter hood over, Zanussi eye level double oven, space for a fridge freezer, space and plumbing for washing machine, concealed Worcester gas fire, Karndean flooring.

Study

Double glazed front aspect. Radiator, chimney breast with shelved recesses.

From the Entrance Hall a turning staircase rises to the

Bath/Shower Room

Twin double glazed side aspect. Fitted with a panel bath with chromium mixer tap and shower attachment, quadrant shower cubicle with Aqualisa shower control, wall bracket and hand shower, vanity unit with inset wash hand basin with a chromium mixer tap and cupboard under, low level WC with concealed cistern, wall mirror with light over, localised tiling, white towel warmer.

OUTSIDE

The front garden comprises a wide tarmacadam driveway providing hard standing for at least two cars and leading to a Single Garage, to the right of the hard standing is a gravelled garden with established flower and shrub beds and borders. A gated access leads to the rear garden which comprises a paved courtyard, timber garden shed, cobbled patio with steps and dwarf brick wall to a further cobbled patio, shingle bed and established shrubs.

Detached Garage

With roller door, power and light, side personal door.

Council Tax Band F

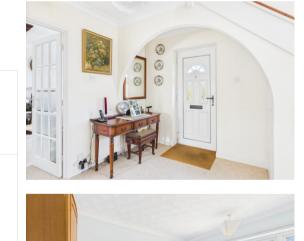
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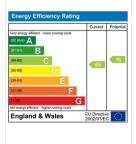
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16'11" x 8'4" 5.17 x 2.55 m

Ground Floor Building 2







GIRAFFE360



