



92 Merryfield Drive
Horsham, West Sussex, RH12 2AX
Guide Price £630,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Situated on the West side of Horsham, within easy reach of Tanbridge House and Greenway schools, is this detached house built in the late 1950's and later extended to provide a delightful family home. Offered for sale with the benefit 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 room, and on the ground floor an entrance hall with a cloakroom, an extended lounge/dining room and fitted kitchen/breakfast room, and a study. The property has a gas fired heating system to radiators and double glazed replacement fitments. At the front of the property there is a wide driveway 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 rear with an open outlook over Greenway school playing fields. The vendor's sole agent Courtney Green strongly recommends an internal inspection of this 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.

Cloakroom
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

First Floor Landing
With double glazed double aspect to the front and side. Radiator. Cupboard with hanging rail and shelf, loft hatch.

Bedroom 1
Double glazed rear aspect (overlooking the school playing fields), radiator.

Bedroom 2
Double glazed front aspect. Radiator.

Bedroom 3
Double glazed rear aspect. Radiator. Double width wardrobe cupboards with sliding doors.

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

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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