



Farthings Walk, Horsham, Sussex, RH12 1WR
Guide price £790,000



Westwood, Farthings Walk

- NO CHAIN
- DETACHED FAMILY HOUSE
- FOUR BEDROOMS
- CLOSE TO TOWN CENTRE
- SMALL CUL DE SAC
- DRIVEWAY & GARAGE
- EPC RATING: B
- COUNCIL TAX BAND: F
- FREEHOLD

Offered for sale with no onward chain this stylish four bedroom detached home is situated in small cul de sac within walking distance of the town centre.

Location

This attractive property is situated off Farthings Walk, which is positioned within easy reach of Tanbridge House secondary school, a number of primary schools and the town centre. The riverside walkways are easily accessible providing plenty of opportunity for exploring the local countryside. Direct access to the A24 with the M23 and wider motor way networks close by giving access to London, Gatwick, Heathrow and South Coast.

Horsham is a thriving market town with a number of independent and high street retail shops, cafes and restaurants, as well as several supermarkets including a Waitrose/John Lewis.

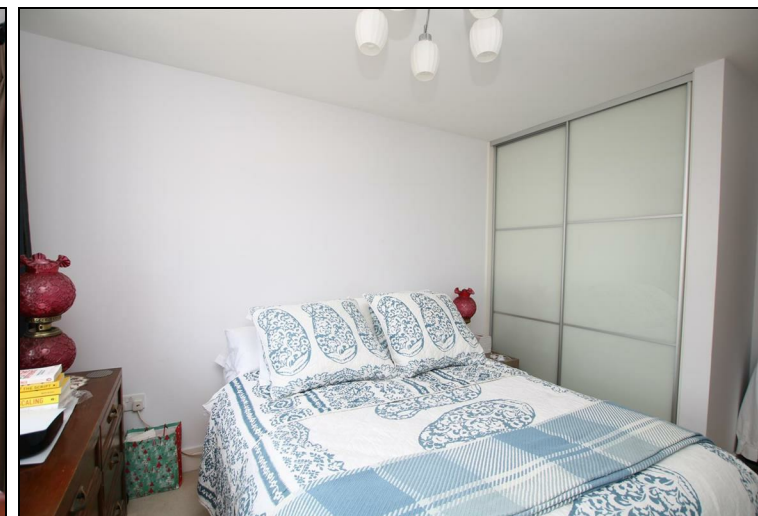
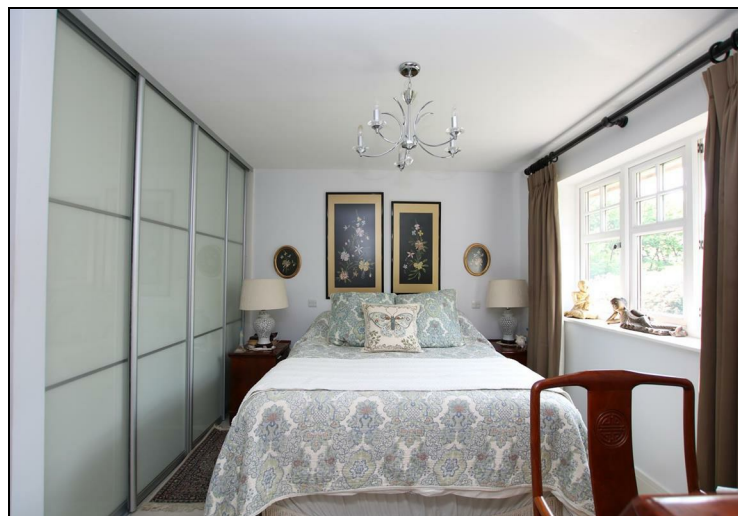


Property

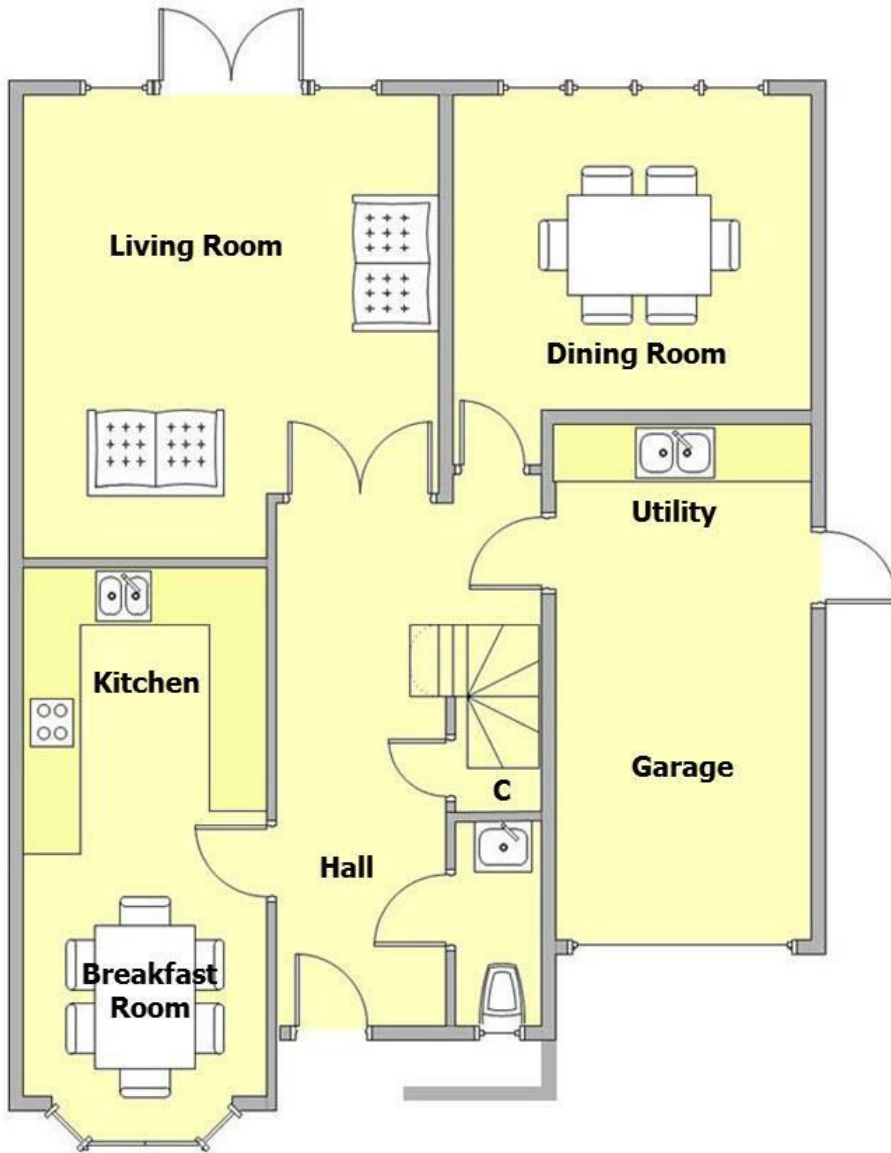
We are delighted to bring to the market this impressive family home situated in a convenient location for enjoying Horsham town on foot as well as providing excellent access to road networks. The accommodation is well appointed, with oak fittings providing style and warmth. A spacious entrance hall with focal oak staircase provides an inviting welcome. From the entrance hall, double doors with glazed panels lead into the living room which features French doors on to the good sized garden. A separate dining room with bright aspect and window over looking the garden. Contemporary Italian styled kitchen/breakfast room which is fitted in a wide range of gloss, eye and base level units with sleek white worktops, open shelving, integrated appliances and bay window to the breakfast area. There is also a cloakroom and a further door leads to a useful utility area located to the rear of the integral garage. The master bedroom is positioned at the rear of the property and benefits from fitted wardrobes and features en-suite bathroom fitted with bath, separate shower enclosure and offers plenty of natural light. Second bedroom also with fitted wardrobes, the third bedroom is generous with storage to the eaves and the fourth bedroom is a further double. The family bathroom comprises of white suite with shower over bath, floating basin and large inset mirrored cabinet. Additional benefits include gas under floor heating and rain showers in both en-suite and family bathroom.

Outside

The property is set at the end of the cul-de-sac with only a cluster of houses nearby. To the front there is a driveway comfortably fitting two cars; the oak framed storm porch and oak door to the garage add to the attractiveness of the property. The rear garden has been designed with easy maintenance in mind and is predominately laid to lawn with a patio and side access to the front.





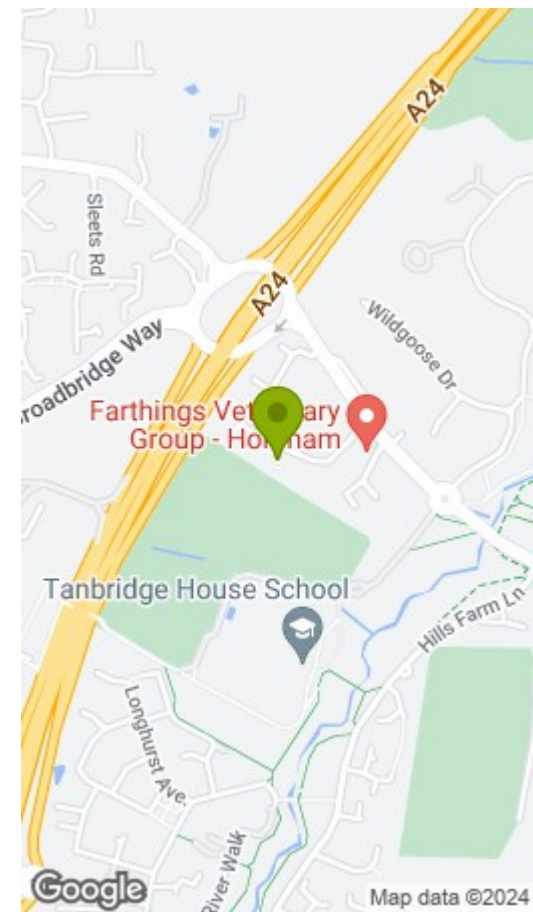


Ground Floor

Living Room
5212mm x 4445mm 17' 1" x 14' 7"

Dining Room
3960mm x 3275mm 13' 0" x 10' 9"

Kitchen/Breakfast Room
5310mm x 2685mm 17' 5" x 8' 10"



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

