



Cook Road, Horsham, West Sussex RH12 5GG
Asking price £400,000

& LINES
James

Cook Road, Horsham

- NO CHAIN
- SEMI DETACHED
- THREE BEDROOMS
- POPULAR LOCATION
- SPACIOUS
- FREEHOLD
- EPC RATING D
- COUNCIL TAX BAND D
- GARAGE AND DRIVEWAY

****NO CHAIN **** A spacious three bedroom family house situated off North Heath Lane, within reach of local amenities and a number of desirable primary and secondary schools.

Location

The property is positioned in cul de sac off North Heath Lane, Littlehaven train station can be reach on foot in under 20 mins and the town centre is within two miles. Popular primary schools - Holbrook and North Heath are both within a short walk and Bohunt secondary school is under just over a mile away.

Horsham is a thriving town with a number of independent and high street retail shops, cafes and restaurants, as well as several supermarkets including a Waitrose/John Lewis at home. By car the A264 is accessible within a short drive, connecting the A24 and M25 road networks to London, Gatwick and the south coast.

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Property

On entering the property you are presented with a spacious entrance hall, providing plenty of room for shoes and coats, storage cupboard and cloakroom. The dual aspect kitchen/diner offers plenty of natural light with ample room for a dining table. The kitchen is fitted in a range of cream effect eye and base level units, with complementing wood effect worktops. The living room is a good size and features patio doors to the rear garden. There is an opening to a further room, that could be used as a study or play room, access to the garden is also available via a single door.

Upstairs the master bedroom provides plenty of natural light from a large window, there is a further double bedroom and good size single bedroom. The family bathroom is fitted in a white suite with shower over bath, with a built in vanity unit and mirrored cabinet. The bathroom also provides further storage with access to the eaves.

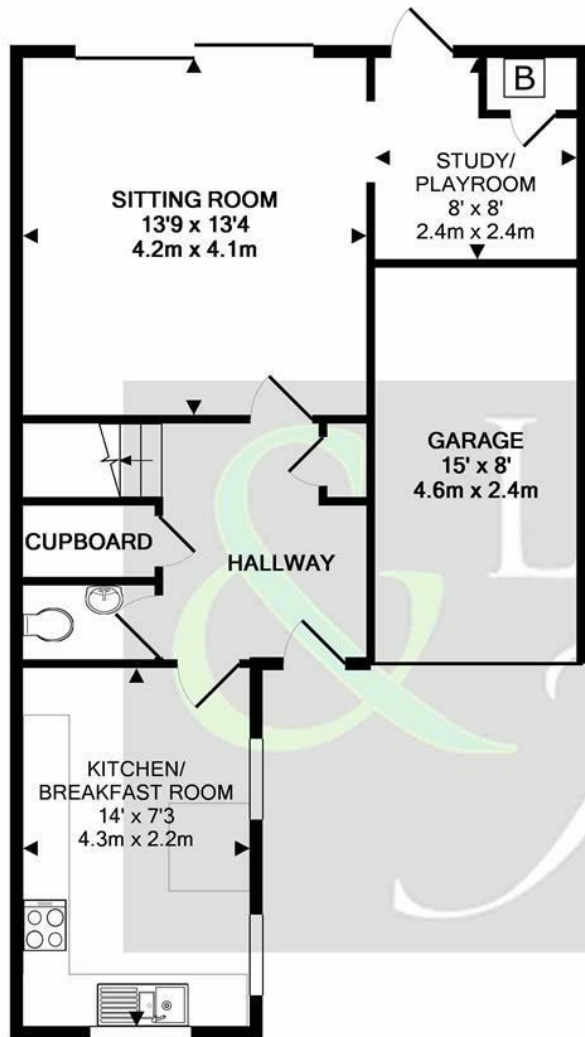
Additional features include gas central heating, double glazing a garage and driveway parking for one car.

Outside

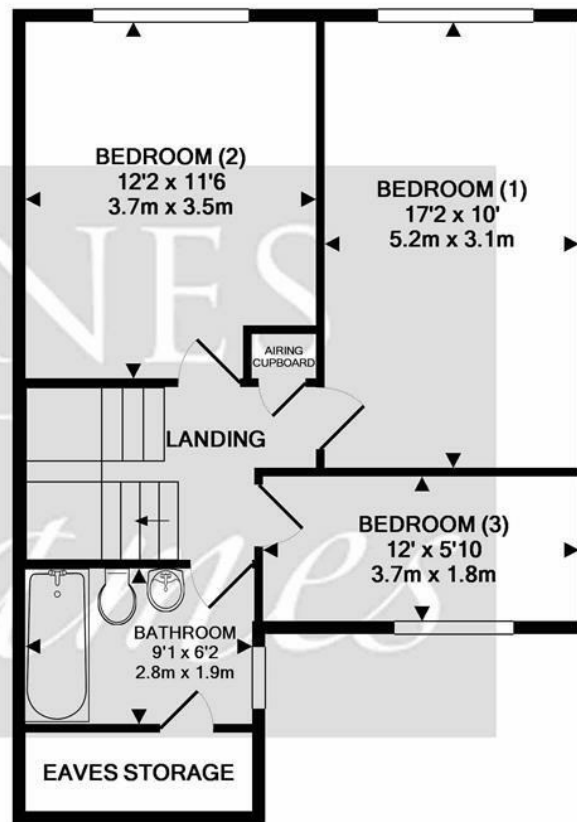
The front of the property has driveway parking for one car directly in front of the garage with pathway leading to the front door. There is raised walled area to the front left of the driveway creating space for plants. The rear garden is predominantly laid to lawn with patio area ideal for outside dining.

Disclaimer The photos used are from when the property was empty, the property is currently occupied by tenants.





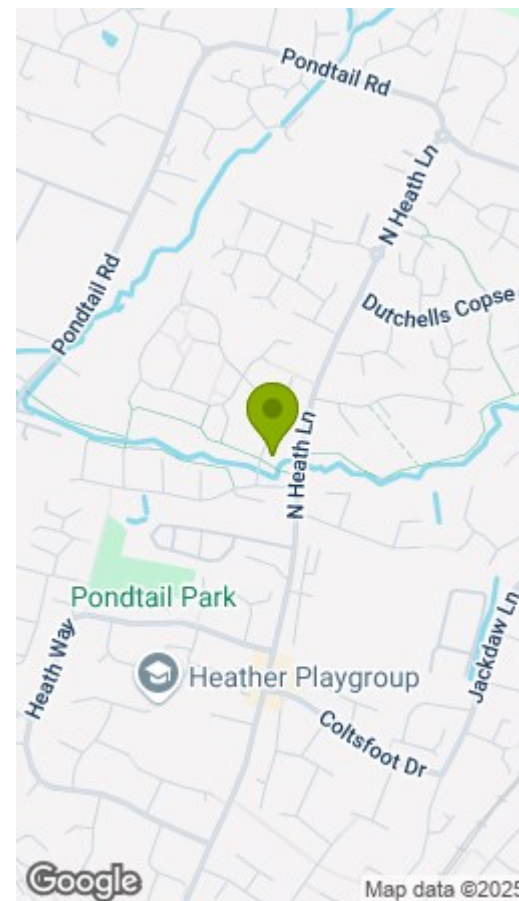
GROUND FLOOR
APPROX. FLOOR
AREA 621 SQ.FT.
(57.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 560 SQ.FT.
(52.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1182 SQ.FT. (109.8 SQ.M.)

Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

