



**Connells**

Oakfield Road  
Cowfold Horsham





## Property Description

Connells are pleased to offer this three bedroom semi detached family home on a good size plot with double garage and ample parking with the potential to extend subject to planning consent. The property has been extended and has the opportunity to extend further subject to planning.

The accommodation comprises of a porch which gives access to the hallway where there are doors leading to the kitchen and lounge dining room. The dual aspect living room is bright and spacious with double doors that lead into the rear garden. The kitchen has a range of units and leads into the utility room with door to hallway which leads to a cloakroom with low level W.C., storage cupboard and study with further doors to garden and double garage with electric up and over door.

The first floor offers two double bedrooms and a single bedroom with the two main bedrooms having cupboards. The family shower room comprises of a cubicle with electric shower, wash hand basin and W.C.

The garden being mainly laid to lawn, with a paved patio area and has fence borders with side access.

To the front the property offers off road parking and access to double garage. There are solar panels to the roof and an air source pump installed last year.

## Cowfold

Cowfold is a charming village in West Sussex, where you can enjoy the rural life and the local amenities. You can visit the shop, café, Indian restaurant, or beauty salon, or join the Scout or Guide groups for some outdoor fun. Cowfold is also close to the Ouse Valley Viaduct, a stunning feat of engineering that spans the river valley and carries trains to and from London and Brighton. You can admire the views from the top or take a walk along the footpath below.

## Entrance Porch

10' 3" (max) x 6' 3" (max)  
(3.12m (max) x 1.91m (max))

## Hall 1

## Lounge / Diner

9' (max) x 22' 2" (max)  
(2.74m (max) x 6.76m (max))

## Kitchen

9' (max) x 15' 3" (max)  
(2.74m (max) x 4.65m (max))

## Utility Room

9' 4" (max) x 9' 5" (max)  
(2.84m (max) x 2.87m (max))

## WC

## Hall 2

## Storage Cupboard

## Reception Room

5' 7" (max) x 7' 7" (max)  
(1.70m (max) x 2.31m (max))

## Garage

15' 1" (max) x 25' 4" (max)  
(4.60m (max) x 7.72m (max))

## First Floor

## Landing

## Bedroom 1

11' (max) x 11' 9" (max)  
(3.35m (max) x 3.58m (max))

## Bedroom 2

10' 9" (max) x 9' 9" (max)  
(3.28m (max) x 2.97m (max))

## Bedroom 3

9' (max) x 7' 6" (max)  
(2.74m (max) x 2.29m (max))

## Shower Room

5' 5" (max) x 7' 2" (max)  
(1.65m (max) x 2.18m (max))

## External

## Front Garden

## Driveway

## Rear Garden













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

Tenure: Freehold

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