



Connells

Elgar Way
Horsham

Elgar Way Horsham RH13 6RH

for sale guide price
£625,000



Property Description

Connells are delighted to offer for sale this well presented detached family home in a sought after location, offering easy access for local schools and green spaces. The accommodation comprises, entrance hall, lounge, dining room, kitchen, utility area, cloakroom. The stairs rise to the first floor landing with door to three bedrooms the principal bedroom with dressing area and en suite shower room and family bathroom.

The property offers a garage and off road parking. The landscaped designed rear garden is mainly laid to lawn with flowers and shrubs.

Situated in the popular Forest Walk development with woodland walks just a stones throw away and great road links for the A264 and A23.

The location is popular with families as it is close to local primary schools, shops and outside play areas and green spaces, whilst also being within easy reach of the town centre.

Horsham

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In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym.

There are a number of excellent state and private schools in the area including Millais, Forest, Tanbridge, Bohunt, Farlington, Christ's Hospital, Pennthorpe and Cottesmore.

Ground Floor

Hall

Lounge

15' (max) x 9' 9" (max)
(4.57m (max) x 2.97m (max))

Dining Room

7' 3" (max) x 7' 4" (max)
(2.21m (max) x 2.24m (max))

Kitchen

10' 1" (max) x 9' 1" (max)
(3.07m (max) x 2.77m (max))

Utility Room

WC

Garage

17' 6" (max) x 8' 1" (max)
(5.33m (max) x 2.46m (max))

First Floor

Landing

9' 8" (max) x 6' (max)
(2.95m (max) x 1.83m (max))

Bedroom 1

11' 3" (max) x 9' 9" (max)
(3.43m (max) x 2.97m (max))

En-Suite

5' 6" (max) x 8' 1" (max)
(1.68m (max) x 2.46m (max))

Bedroom 2

9' 1" (max) x 8' 1" (max)
(2.77m (max) x 2.46m (max))

Bedroom 3

9' 1" (max) x 6' 5" (max)
(2.77m (max) x 1.96m (max))

Bathroom

5' 8" (max) x 6' (max)
(1.73m (max) x 1.83m (max))

External

Driveway

Back Garden







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E horsham@connells.co.uk

31-31A Carfax
 HORSHAM RH12 1EE

EPC Rating: Council Tax
 Awaited Band: E

Tenure: Freehold

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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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