



Greenway, Horsham, West Sussex, RH12 2JT



woodlands



Set in a popular residential road, this extended three bedroom semi detached house, offers flexible living accommodation for the new owners to enjoy whilst also providing an excellent opportunity to update, and enhance to create a fabulous family home.

The location can't be beaten - just a short walk away from Horsham Park and The Rec playing fields, allowing the new owners to enjoy the abundant greenspace this area has to offer. You are also within easy walking distance of Horsham town centre and the mainline train station, and with Greenway primary school opposite and Trafalgar infant school just around the corner, this really does make for an excellent option as a family home.

A driveway provides parking to the front and there is shared access to the side of the property leading to a garage to the rear that due to restricted access, is now used for storage. A covered porch entrance leads into a bright and welcoming entrance hall with some storage under the stairs. The main living space is semi partitioned with an attractive bay window and sliding doors creating a living room space to the front and dining room to the rear. Beyond this is a conservatory with tiled floor and French doors leading out to the rear garden. The kitchen has also been extended to provide additional space with a generous amount of worktops, base and wall units, and to the rear is a guest cloakroom.

From the hallway, stairs lead to the first floor. With three bedrooms - two of which are spacious double bedrooms with the rear double bedroom providing some useful built-in storage. The third single bedroom to the front has space above the staircase bulkhead to create additional built-in storage if desired. A family bathroom completes the internal accommodation.

To the rear is a generous sized rear garden. Two patio areas make use of the south-west direction making them the spots for outdoor entertaining in the summer months. There is an attractive pond, pergola to provide shade and well-kept lawn and borders making the most of this idyllic spot.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COVERED ENTRANCE PORCH

ENTRANCE HALL 10'9 x 6'5 (3.28m x 1.96m)

LIVING ROOM 14'8 x 12'1 (4.47m x 3.68m)

DINING ROOM 9'9 x 9'3 (2.97m x 2.82m)

CONSERVATORY 9'10 x 7'7 (3.00m x 2.31m)

KITCHEN 17'2 x 9'9 (5.23m x 2.97m)

DOWNSTAIRS SHOWER ROOM 7'6 x 2'10 (2.29m x 0.86m)

FIRST FLOOR

LANDING

BEDROOM ONE 15'4 x 11'10 (4.67m x 3.61m)

BEDROOM TWO 10'10 x 9'8 (3.30m x 2.95m)

BEDROOM THREE 8'10 x 7'11 (2.69m x 2.41m)

BATHROOM 7'7 x 5'7 (2.31m x 1.70m)

OUTSIDE

FRONT GARDEN

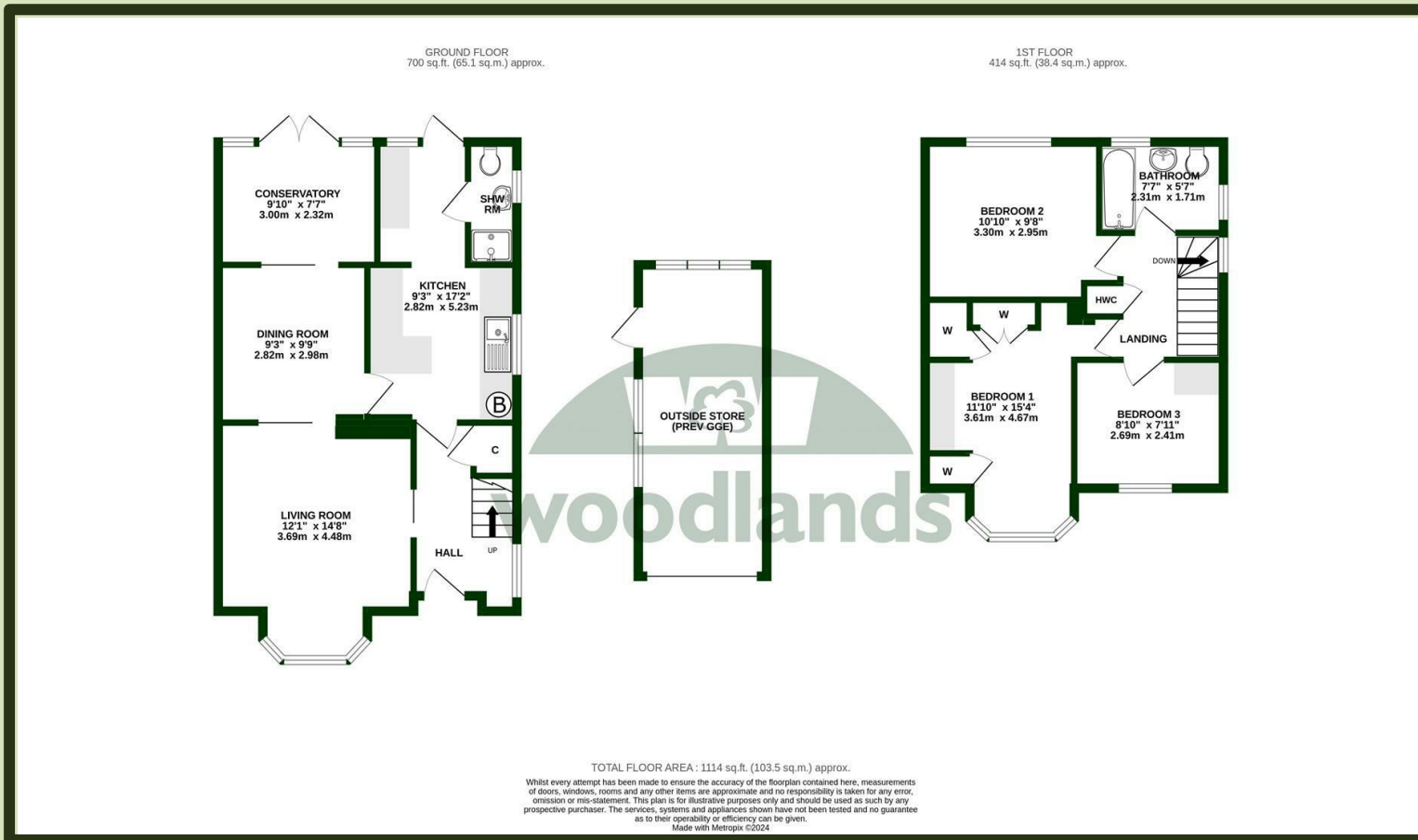
DRIVEWAY PARKING

REAR GARDEN

OUTSIDE STORE (PREVIOUSLY GARAGE) 19'4 x 8'0 (5.89m x 2.44m)



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LOCATION: Situated on the ever popular west side of Horsham this property offers great access for the town centre just a short walk into Horsham town. Also within close proximity to the local schools of Trafalgar Infants and Greenway Academy and within the catchment for Tanbridge House School. The historic market town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities and a mainline train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). There are also sports centres at Broadbridge Heath and Christ's Hospital and a golf course and Country Club at Slinfold Park.

DIRECTIONS: From Horsham town centre follow the Albion Way over the first roundabout and through the first set of traffic lights. At the second set of traffic lights turn right into Bishopric. At Collingwood Batchelor turn right into Rushams Road and then take the second left into Greenway.

COUNCIL TAX: Band E.

EPC Rating: C

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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	

MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.