



Park Farm Road, Horsham, West Sussex, RH12 5EW



woodlands



A stunning extended family home in the much sought-after location of Park Farm Road - an exclusive development in North Horsham, situated with easy access to Horsham town centre.

This attractive property has been extensively modernised and enhanced, featuring an impressive open-plan kitchen and dining room. This is a real showcase room with large centre island and bifold doors opening up to the rear garden. There is a substantial living room with large velux window letting loads of natural light flood into the room. The property has an excellent sized 3rd reception room, currently used to good effect as a playroom and there is a study off the open plan kitchen/diner with plenty of space to accommodate the changing ways of modern home working. The ground floor is completed with a large utility room, cloakroom and entrance porch.

The first floor has also benefitted from the extensive alterations in place, with a superb master suite, accommodating a full wall of built-in wardrobe and cupboards and a tastefully decorated en-suite shower room. There are three further double bedrooms and an excellent family bathroom.

To the front of the property is a garden with path to front door and side access gate and an adjacent driveway providing off road parking, leading to the single attached garage.

LOCATION: The property is situated in a popular area of Horsham offering excellent road access to Gatwick Airport via the M23, Brighton and the South Coast via the A23/A24 and Guildford via the A281. In addition, the house is within walking distance of two highly regarded local primary schools. Horsham's thriving town centre has an excellent range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with the Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. Horsham also has a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).





Accommodation with approximate room sizes:

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM 19'7 x 12'5 (5.97m x 3.78m)

KITCHEN/DINING ROOM 20'11 x 19'7 (6.38m x 5.97m)

PLAYROOM 9'5 x 8'6 (2.87m x 2.59m)

CLOAKROOM 5'8 x 2'5 (1.73m x 0.74m)

UTILITY ROOM 8'8 x 7'9 (2.64m x 2.36m)

STUDY 14'5 x 4'11 (4.39m x 1.50m)

FIRST FLOOR

LANDING

BEDROOM ONE 19'8 x 13'8(max) (5.99m x 4.17m(max))

ENSUITE SHOWER ROOM 7'4 x 6'5 (2.24m x 1.96m)

BEDROOM TWO 10'1 x 10'0 (3.07m x 3.05m)

BEDROOM THREE 10'2 x 9'6 (3.10m x 2.90m)

BEDROOM FOUR 6'11 x 9'5 (2.11m x 2.87m)

FAMILY BATHROOM 6'5 x 6'2 (1.96m x 1.88m)

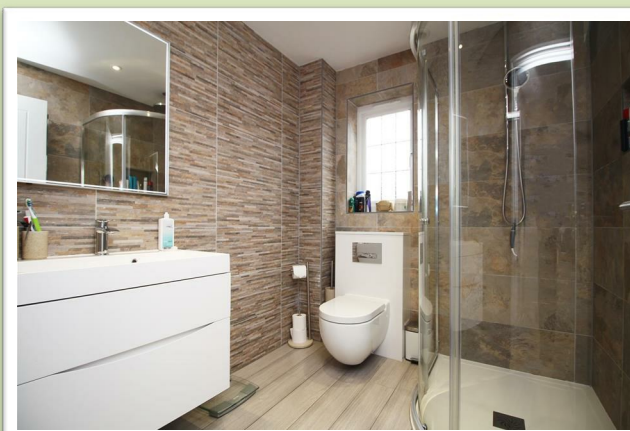
OUTSIDE

ATTACHED GARAGE 15'5 x 8'10 (4.70m x 2.69m)

FRONT AND REAR GARDENS

GAS CENTRAL HEATING

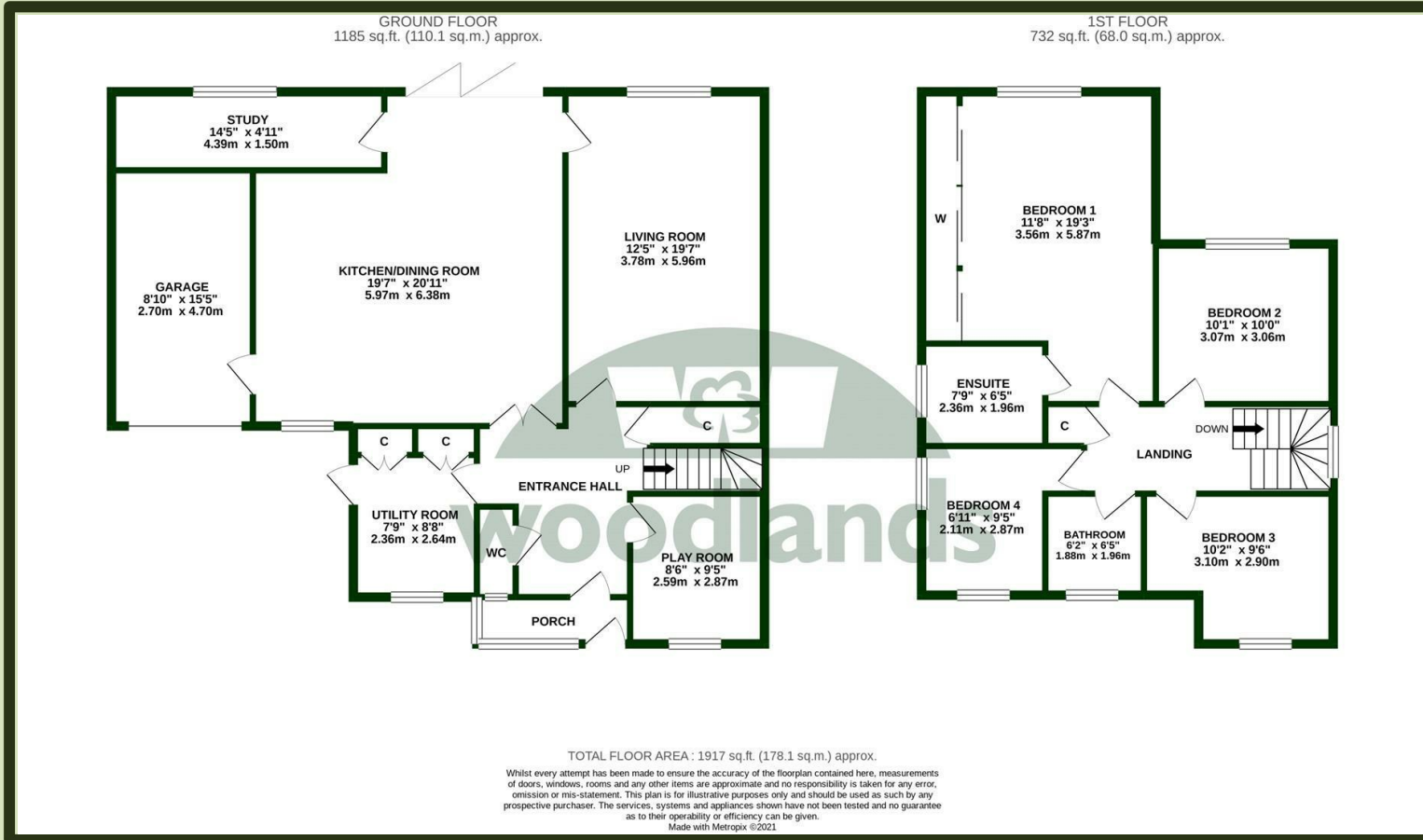
DOUBLE GLAZED WINDOWS



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DIRECTIONS: From Horsham turn left at the traffic lights into Albion Way. Go straight ahead at the roundabout and then turn right at the traffic lights into Springfield Road. Proceed along this road and go straight ahead at both sets of traffic lights. After a short distance turn right into Pondtail Road, opposite the Dog and Bacon public house. Follow the road along and proceed under the rail way bridge. Go straight ahead at the mini roundabout and just before the next roundabout, turn right into Quarterbrass Farm Road. Proceed to the T junction with Park Farm Road and the property can be found directly in front of you.

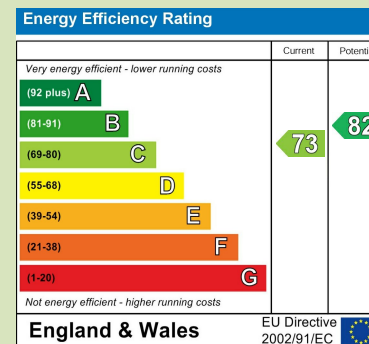
COUNCIL TAX: Band F.

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.



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.