



Parry Close, Horsham, West Sussex, RH13 6RR



woodlands



Overlooking Leechpool woods, and nestled in a secluded and peaceful cul-de-sac position, this beautifully presented 4 bedroom detached family home offers well-proportioned accommodation arranged over two floors with flexible living space making it perfect for the modern family. The location can't be beaten- close to local primary schools and playgrounds, within easy reach of local shops for convenience and a short drive to the centre of Horsham- a vibrant market town with an excellent range of leisure facilities, local amenities, shops bars and restaurants. You can see why so many choose to settle down here.

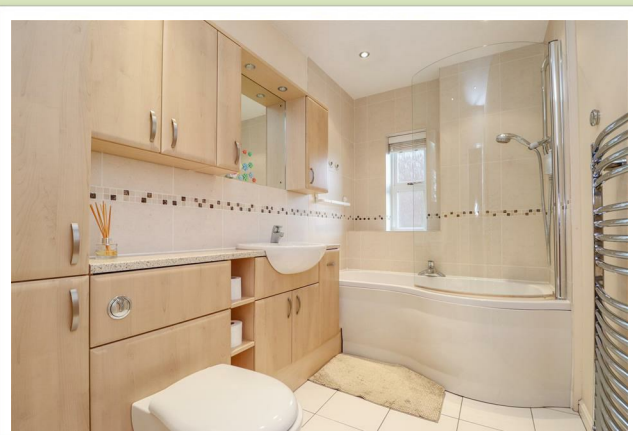
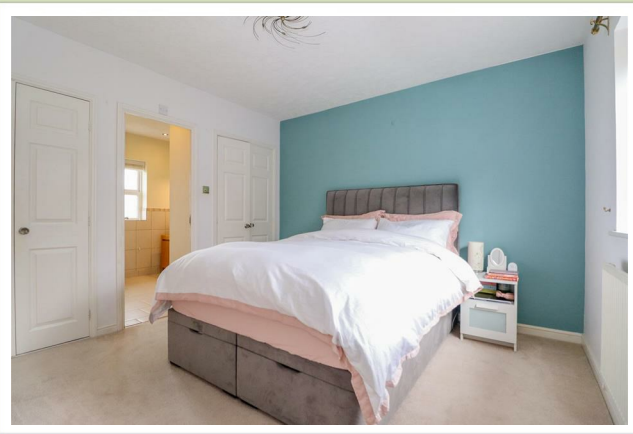
Accessed by a covered storm porch the front door leads into a good-sized entrance hall with guest cloakroom and stairs leading to the first floor. Glazed doors lead into the spacious triple aspect lounge with feature gas fireplace. From the hallway, glazed doors open onto the beautiful garden room with triple aspect views over the rear, providing a bright living space through the day.

An impressive kitchen/diner is the heart of this home with a modern kitchen offering a good range of contemporary base and wall mounted units with complimenting worktops, integrated double oven, gas hob, integrated dishwasher and space for freestanding fridge freezer. You also have access through a back door into the garden. The dining area is ideal for entertaining with large seating area and bay window to the front.

Moving to the first floor, the Principal bedroom has fitted wardrobes and en-suite shower room with bedrooms two and three also having fitted wardrobes. Bedroom four is currently being used as a home office but would equally suit as a good sized single bedroom. A family bathroom completes this immaculately presented home.

Outside, to the side of the property, a driveway provides parking for a number of vehicles and leads to a double garage with electric garage doors and side access door to the rear garden. The very well maintained garden has a paved patio adjoining the rear of the property ideal for summer evening entertaining. The remainder is laid to lawn with flower and shrub borders.





Accommodation with approximate room sizes.

Max measurements shown unless stated otherwise.

**ENTRANCE HALL**

**LOUNGE 19'1 x 10'10 (5.82m x 3.30m)**

**KITCHEN/DINING ROOM 24'7 x 12'3 (7.49m x 3.73m)**

**GARDEN ROOM 9'2 x 8'5 (2.79m x 2.57m)**

**CLOAKROOM**

**FIRST FLOOR**

**LANDING**

**MASTER BEDROOM 11'1 x 11'0 (3.38m x 3.35m)**

**ENSUITE SHOWER ROOM 7'0 x 7'0 (2.13m x 2.13m)**

**BEDROOM TWO 13'2 x 8'11 (4.01m x 2.72m)**

**BEDROOM THREE 13'2 x 9'5 (4.01m x 2.87m)**

**BEDROOM FOUR 10'3 x 9'6 (3.12m x 2.90m)**

**FAMILY BATHROOM 9'10 x 5'7 (3.00m x 1.70m)**

**OUTSIDE**

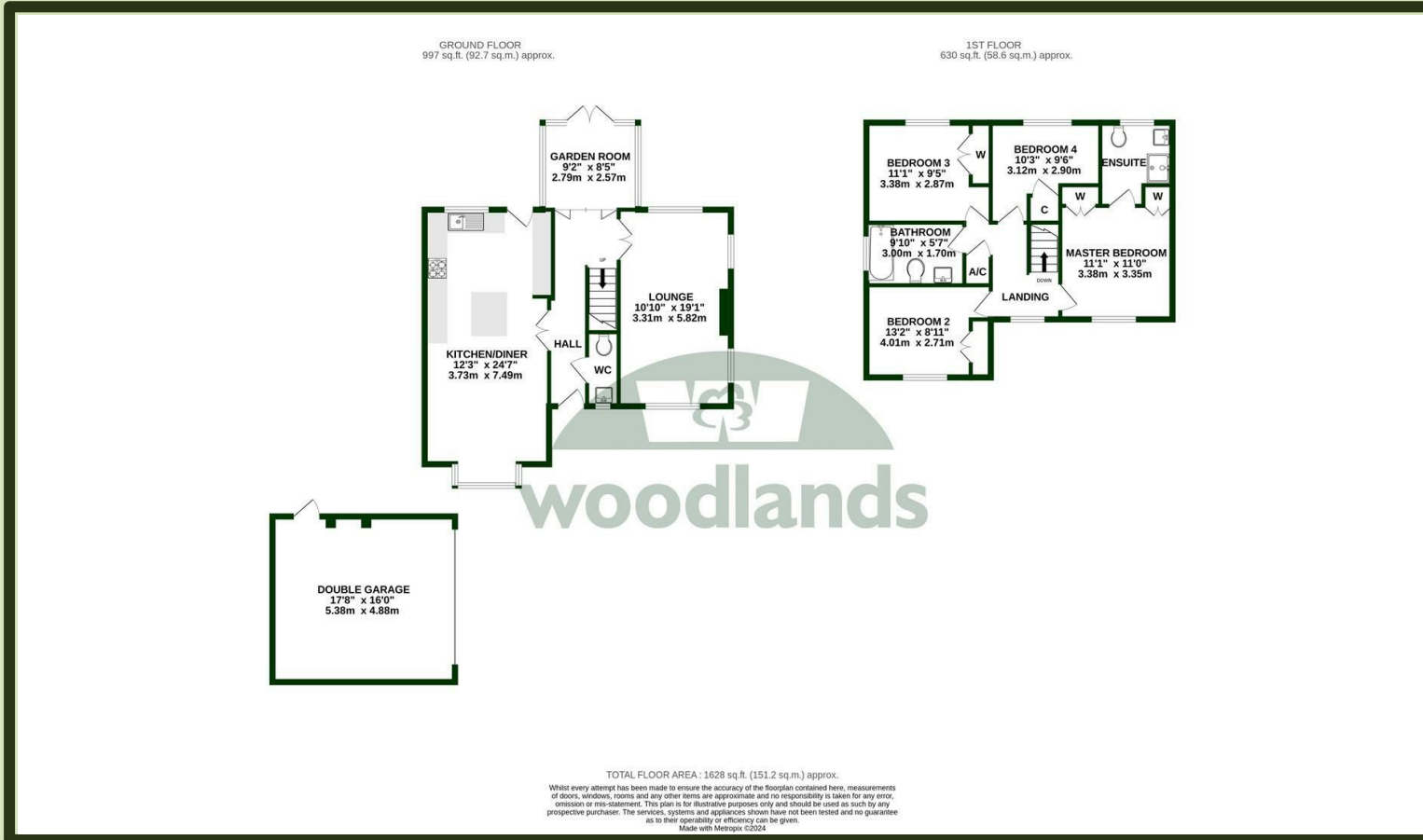
**BLOCK PAVED DRIVE PROVIDING OFF ROAD PARKING**

**DOUBLE DETACHED GARAGE 17'8 x 16'0 (5.38m x 4.88m)**

**REAR GARDEN**



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**LOCATION:** Situated on the North East side of Horsham within the Forest Walk development, offering excellent access for nearby Owlbeech and Leechpool Woods. The property falls within the school catchment for both Forest Boys and Millais Girls schools and offers great road links for easy access to the A264 for Dorking & Gatwick and for the M23/M25 to London.

**DIRECTIONS:** From Horsham Town centre go straight ahead at the traffic lights into North Street and at the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road and at the next roundabout take the third exit, following the signs to Crawley. Proceed to the traffic lights, turn right into Forest Road and at the roundabout turn right into Elgar Way. Take the second left into Walton Drive where Parry Close is then the first on the right.

**COUNCIL TAX:** Band F.

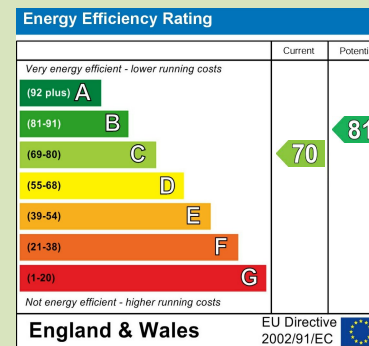
**EPC Rating:** C

**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.**



**MISREPRESENTATION ACT**

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