



Forest Road, Horsham, West Sussex, RH12 4HJ



woodlands



Situated in a popular residential area of Horsham, this four bedroom semi-detached family home is brought to the market with no onward chain. The property has been sympathetically extended and enhanced over the years to offer generous living and bedroom accommodation over three floors, and provides scope for the new owners to enhance and modernise the décor, to put their own stamp.

The location is popular with families as it is close to local primary schools, a small parade of shops, wonderful dog walking routes in the nearby woodland as well as an abundance of green spaces and an outside play area. But also being within easy reach of the town centre with excellent amenities, and the benefit of a bus stop directly outside the property, you can see why so many people choose to settle down here.

Accessed by a block paved driveway with parking for several cars and a single detached garage to the rear, with mature borders and an elegant tree providing a degree of privacy, the front door leads into a bright and welcoming entrance hall with useful understairs storage cupboard and alarm system.

The main living space of the home has been divided into two semi-partitioned spaces- to the front is a living room with elegant bay window, and to the rear is a dining room with sliding patio doors leading to the garden beyond. The kitchen is a good size and provides a good range of base and wall units, a fitted oven and hob as well as space for freestanding appliances. Beyond this is a small utility space with door to the rear garden and a cloakroom. The first floor provides three bedrooms, two of which are generous doubles, along with a large family shower room, with full width shower unit, vanity sink and heated towel rail. Stairs lead to a large fourth bedroom in the loft with dormer windows to the rear and lots of access to eaves storage space.

The rear garden is an excellent size and beautifully presented, creating a real highlight of this home. Divided into several spaces, with a generous patio area for outdoor dining and entertaining, a mature country garden design with beautiful borders and plants creating a wonderful outlook, and a more practical area to the rear with a summer house, shed and greenhouses.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

RECESSED PORCH 6'11" x 1'07" (2.11m x 0.48m)

ENTRANCE HALL 7'0" x 14'02" (2.13m x 4.32m)

KITCHEN 8'03" x 9'11" (2.51m x 3.02m)

UTILITY AREA 6'0" x 4'03" (1.83m x 1.30m)

CLOAKROOM 2'10" x 4'02" (0.86m x 1.27m)

DINING ROOM 11'11" x 12'11" (3.63m x 3.94m)

LIVING ROOM 11'06" x 12'11" min (3.51m x 3.94m min)

FIRST FLOOR

LANDING

BEDROOM 11'11" into w/d x 15'0" (3.63m into w/d x 4.57m)

BEDROOM 8'09" x 13'0" (2.67m x 3.96m)

BEDROOM 7'0" x 7'07" (2.13m x 2.31m)

SHOWER ROOM 6'11" x 6'01" (2.11m x 1.85m)

SEPARATE W.C 3'07" x 2'10" (1.09m x 0.86m)

SECOND FLOOR

BEDROOM 11'11" x 19'05" (3.63m x 5.92m)

OUTSIDE

BLOCK PAVED DRIVEWAY

AMPLE OFF ROAD PARKING

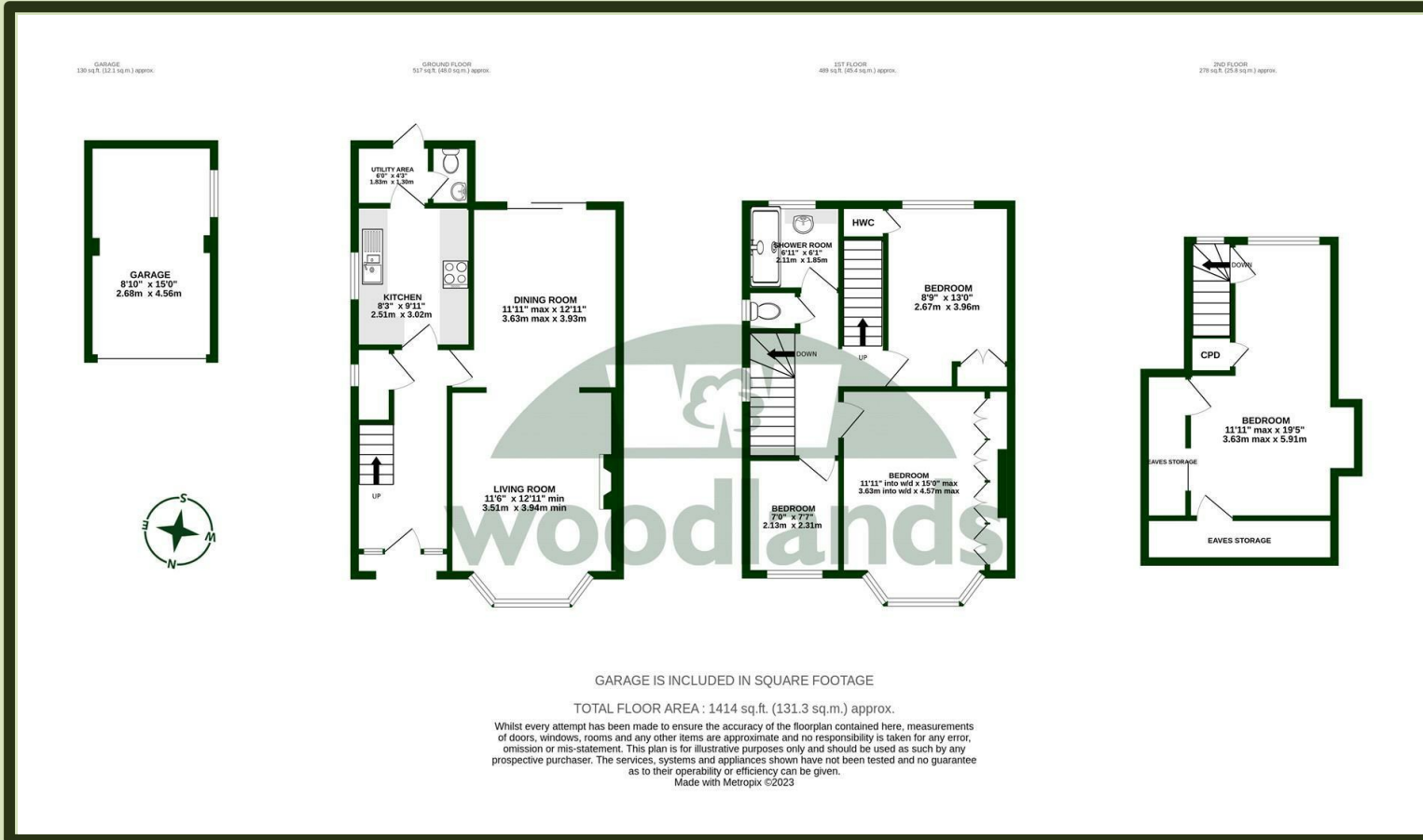
GARAGE 8'10" x 15'0" (2.69m x 4.57m)

GOOD SIZE REAR GARDEN

NO ONWARD CHAIN



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LOCATION: The Historic Market Town of Horsham provides a comprehensive 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 Piriess Place with the Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavilions 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).

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 and turn right into Forest Road. The property can be found on the right hand side.

COUNCIL TAX: Band E.

EPC Rating: D

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			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		79

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.