



Depot Road, Horsham, West Sussex, RH13 5HN



woodlands



Having been significantly enhanced and extended by the current owners, this beautifully presented and spacious 4 bedroom detached home is bound to appeal to families looking for generous accommodation, in a popular setting, with easy access to secondary schools whilst also being easily walkable to Horsham's mainline Station and the town centre beyond. This is an excellent spot in a vibrant market town, with a wide range of amenities, independent boutique shops, major Highstreet retailers, and an abundance of restaurants and bars, you can see why so many families choose to settle down here.

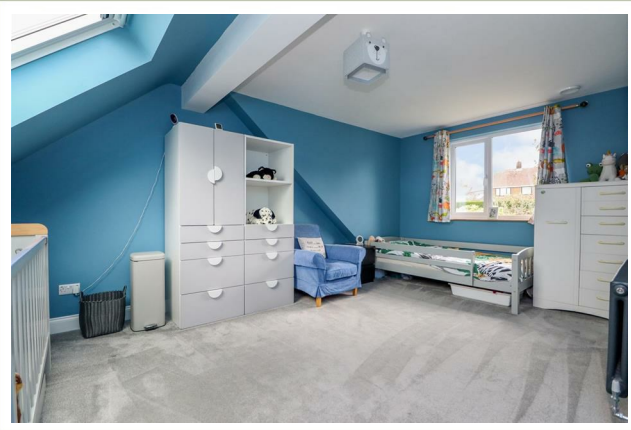
The property is accessed by a generous block-paved driveway with additional side access leading down to single detached garage, that has been insulated and lined- currently used for storage but could be turned into a useable office space if desired (stpp).

The entrance porch leads into a bright and spacious hallway with attractive block parquet flooring and all ground floor rooms leading off this central space. The accommodation comprises a generous dual aspect living room to the front with door from the hallway and separate access into the kitchen with feature breakfast bar, instant boiling water tap and range of fitted and freestanding appliances. There is a generous dining room, that could be used as a 4th bedroom, overlooking the rear garden, another double bedroom to the front of the property and an attractive bathroom with sensor lights, shower over the bath, vanity sink unit and heated towel rail.

Turned stairs from the hallway are enhanced by a striking feature window with fitted electric blinds, allowing even more light to fill this home, leading up to a spacious landing with room for a desk/study area. There are two further spacious double bedrooms, with a shared bathroom, also featuring sensor lighting, attractive tiling, shower over bath and vanity sink unit. The property benefits from a full mechanical ventilation heat-recovery system, a modern heating system and triple glazing to the first floor making this a very efficient home.

The garden is a particular highlight- a very generous space, with large patio area, an expanse of lawn, and pathway leading to a bespoke insulated home garden room, with air conditioning and cat6 cabling making this the perfect space for those that require a dedicated home-work area.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 5'02" x 1'09" (1.57m x 0.53m)

ENTRANCE HALL 11'05" x 21'10" (3.48m x 6.65m)

LIVING ROOM 17'11" x 12'11" (5.46m x 3.94m)

KITCHEN 12'07" x 14'0" (3.84m x 4.27m)

DINING ROOM/BEDROOM FOUR 11'11" x 13'05" (3.63m x 4.09m)

BEDROOM 11'11" x 9'05" (3.63m x 2.87m)

BATHROOM 5'04" x 7'04" (1.63m x 2.24m)

FIRST FLOOR

LANDING 21'09" x 7'10" (6.63m x 2.39m)

STORAGE AREA 15'04" min x 7'09" (4.67m min x 2.36m)

BEDROOM 16'0" x 11'03" (4.88m x 3.43m)

BEDROOM 11'09" x 17'08" (3.58m x 5.38m)

STORAGE AREA 18'06" x 3'11" (5.64m x 1.19m)

BATHROOM 5'11" x 9'06" (1.80m x 2.90m)

OUTSIDE

FRONT GARDEN

BLOCK PAVED DRIVEWAY

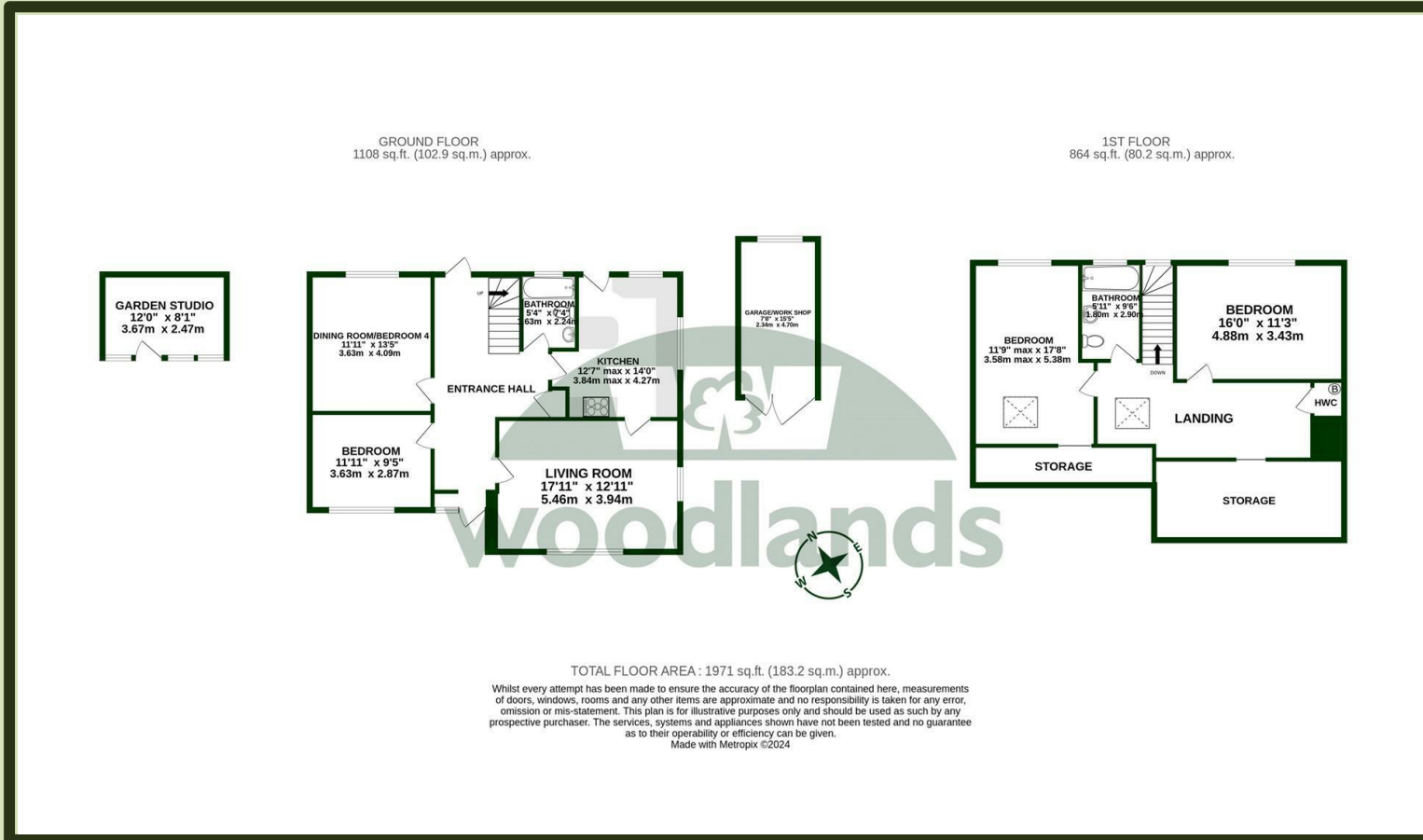
GARAGE/WORK SHOP 7'08" x 15'05" (2.34m x 4.70m)

REAR GARDEN

GARDEN STUDIO 12'0" x 8'01" (3.66m x 2.46m)



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LOCATION: Situated in a popular area this attractive family home is in an ultra-convenient location within a short walk of Horsham's thriving town centre with its varied selection and excellent range of restaurants and coffee shops, together with a host of independent and national retailers. The property is set within an easy walk of Horsham mainline station with its direct service to London Victoria in less than one hour. The house is also set close to the popular schools of Millais Girls and Forest secondary schools, making it the ideal location for a family home. The property offers excellent road access to Gatwick Airport via the M23, Brighton and the South Coast via the A23/A24 and Guildford via the A281.

DIRECTIONS: From Horsham town centre go straight ahead at the traffic lights into North Street. At the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road, then first right into Stirling Way. Proceed to the end and at the T junction turn left into Depot Road.

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.

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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	75
(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.