



Bennetts Road, Horsham, West Sussex, RH13 5JY



woodlands



Positioned in a popular residential road, this extended three bedroom semi detached home is brought to the market in excellent condition and provides comfortable living accommodation over two floors, with scope to further enhance or extend if required, as neighbouring properties have done.

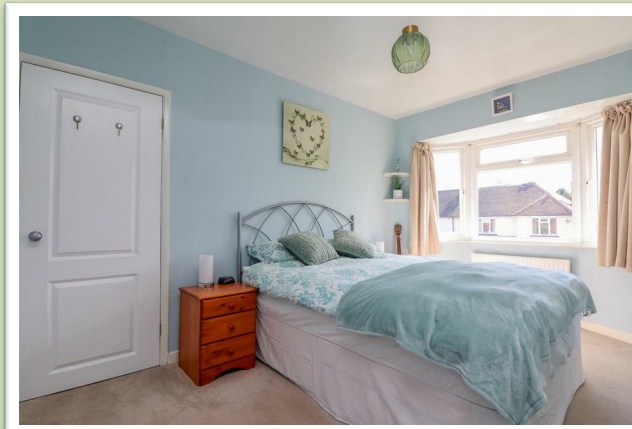
This property is within catchment of an Ofsted Outstanding primary school (Heron Way) and is just a short walk from both Forest and Millais secondary schools making this the perfect location for a family. It is also on the right side of town to make the most of local country walks, easy access to the main line train station, and of course to make the most of the vibrant market town of Horsham with its excellent range of independent shops, major high street retailers, bars, restaurants and excellent amenities; you can see why so many people choose to settle down here.

Accessed by a front lawn and block paved driveway providing parking for two cars, in front of a garage with electric roller doors providing additional parking or storage, or perhaps offers scope to extend the living space further (stpp) if required. The front door leads into a bright and welcoming entrance hall. The ground floor accommodation comprises a front living room with feature bay window and wood burning stove, leading through to a generous dining room space with additional area under the stairs that would work well as a dedicated study area. From here French doors lead to the garden, and a door through to the kitchen. The kitchen is fitted with a good range of base and wall units and space for freestanding appliances, leading through to a utility room and guest cloakroom.



To the first floor there are three bedrooms, two being spacious doubles with the principal bedroom benefitting from a full wall of fitted mirrored wardrobes. The bathroom has recently been updated and is beautifully appointed with separate bath and shower unit, vanity sink unit and electric under floor heating.

French doors open from the dining room and in the summer months allow the garden to become an excellent space for outdoor entertaining - with modern grey porcelain tiled patio, an attractive area of lawn and pathway leading to a summer house at the bottom of the garden.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL 6'06" x 13'02" (1.98m x 4.01m)

LIVING ROOM 10'11" x 12'10" (3.33m x 3.91m)

DINING ROOM WITH STUDY AREA 17'10" x 12'05" (5.44m x 3.78m)

KITCHEN 8'07" x 8'02" (2.62m x 2.49m)

UTILITY ROOM 7'09" x 6'05" (2.36m x 1.96m)

CLOAKROOM 3'05" x 3'10" (1.04m x 1.17m)

FIRST FLOOR

LANDING

BEDROOM ONE 9'10" incl wrds x 14'0" (3.00m incl wrds x 4.27m)

BEDROOM TWO 9'11" x 11'04" (3.02m x 3.45m)

BEDROOM THREE 7'07" x 9'03" (2.31m x 2.82m)

FAMILY BATHROOM 8'08" x 8'03" (2.64m x 2.51m)

OUTSIDE

FRONT GARDEN

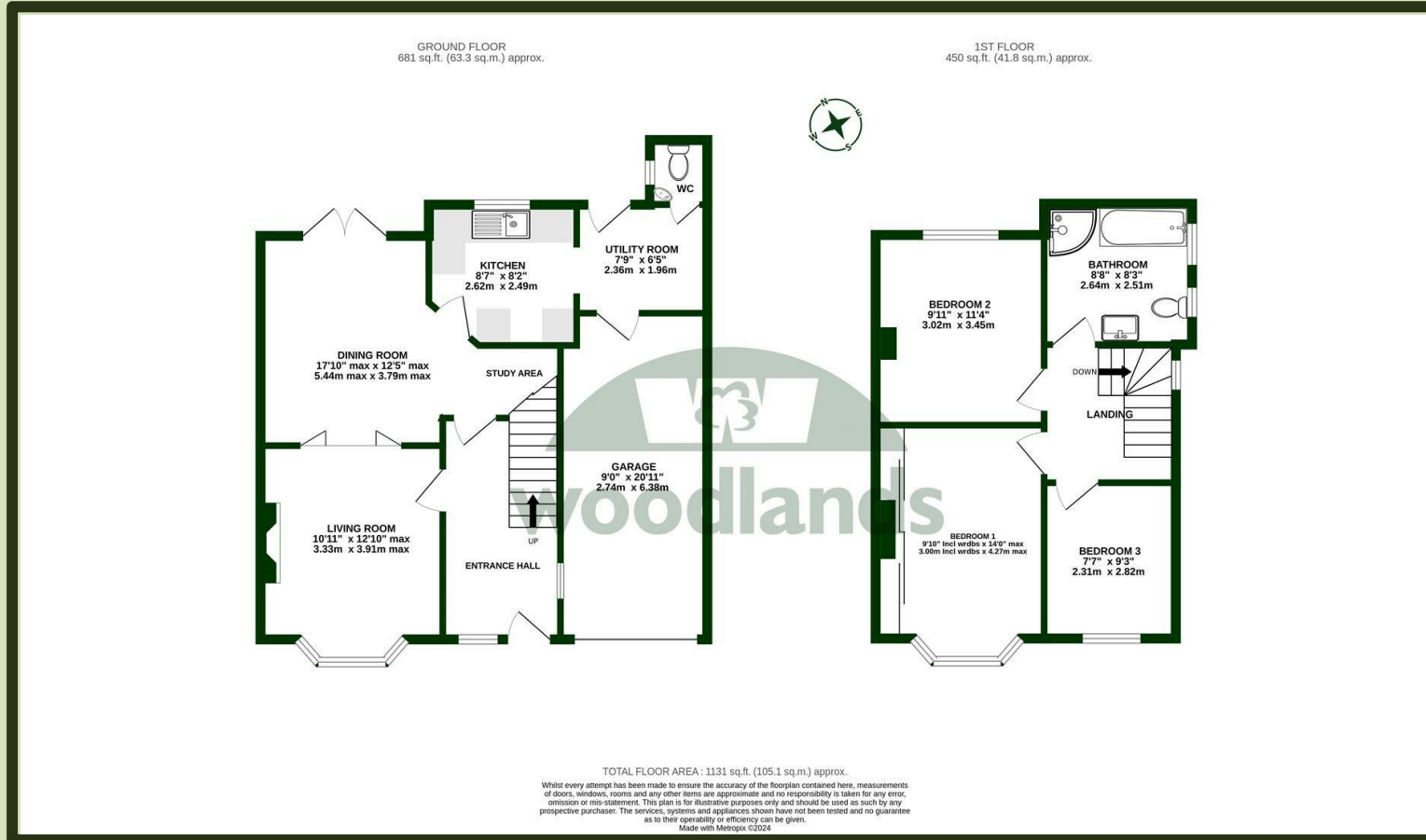
OFF ROAD PARKING FOR 2 VEHICLES

ATTACHED GARAGE 9'0" x 20'11" (2.74m x 6.38m)

REAR GARDEN



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LOCATION: The property is situated in a popular location on the east side of Horsham approximately 1/3 of a mile from the town centre which 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 Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. Horsham mainline station offers regular services to London Victoria and London Bridge.

DIRECTIONS: From Horsham town centre turn right at the traffic lights into Park Street. Turn left at the next set into East Street and proceed under the railway bridge. Take the eighth turning on the left into Elm Grove where Bennetts Road is the first turning on the right.

COUNCIL TAX: Band C.

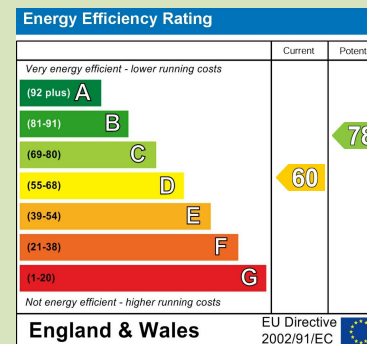
EPC Rating: D.

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.



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

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