



Churchill Avenue, Horsham, West Sussex, RH12 2JR



woodlands



Nestled away at the end of a peaceful cul-de-sac, and adjoining the Rec playing fields, this substantial extended 3 bedroom detached family home is brought to the market with no onward chain and offers the new owners excellent scope to modernise and enhance, putting their own stamp on the décor and design.

The location really can't be beaten, with a large back garden and nearby green spaces- The property backs onto the Rec playing fields, making this the perfect spot for a family home. We are also within easy walking distance of Horsham town centre and the mainline train station, and with the popular Trafalgar infant and Greenway Academy schools close by you can see why so many families choose to settle down here.

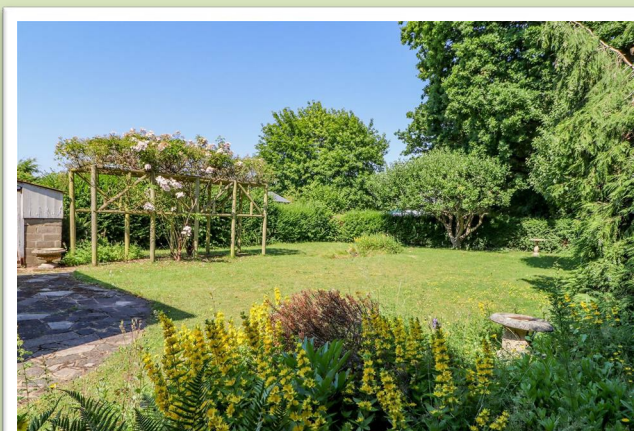
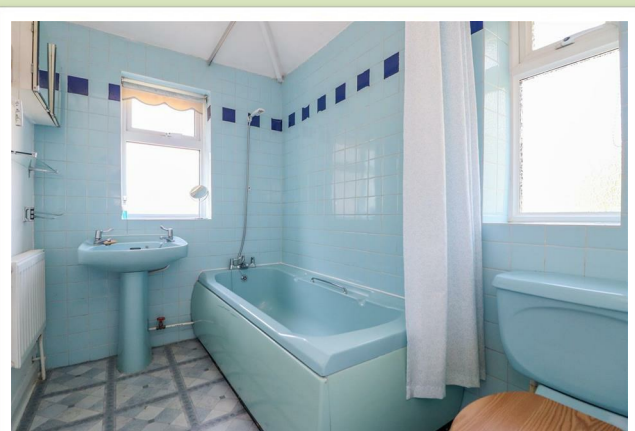
Accessed by two driveways - one leading to an attached garage that perhaps offers scope to further extend the living space within this home (stpp) and another larger driveway with a detached garage providing off road parking options.

The front door leads into a bright and spacious entrance hall with lots of natural light and some fitted storage solutions. The living accommodation consists of a front sitting room with bay window, and glazed French doors leading into a large, extended dining/family room with patio doors out to the rear garden. Off the family room is a guest cloakroom/shower room and a kitchen fitted with a range of base and wall units and pantry cupboard.

From the hallway, stairs lead to the first floor landing with airing cupboard. There are three bedrooms, all a good size- two being particularly spacious doubles, and a family bathroom.

PLEASE NOTE: The sellers have informed us that the property has previously had remedial work carried out under insurance to repair subsidence damage caused by tree roots. A recent survey has been carried out and certificate of adequacy is available for inspection. The recent survey confirms there is no evidence of current progressive movement (i.e the structural issues were historic).





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 6'05" x 10'02" (1.96m x 3.10m)

LIVING ROOM 12'07" x 13'01" (3.84m x 3.99m)

KITCHEN 9'01" x 11'02" (2.77m x 3.40m)

DINING ROOM 11'01" x 11'02" (3.38m x 3.40m)

FAMILY ROOM/STUDY 8'04" x 13'01" (2.54m x 3.99m)

SHOWER ROOM 2'07" x 6'05" (0.79m x 1.96m)

CLOAKROOM 2'07" x 6'11" (0.79m x 2.11m)

FIRST FLOOR

LANDING

BEDROOM ONE 13'10" x 13'07" (4.22m x 4.14m)

BEDROOM TWO 11'11" x 11'03" (3.63m x 3.43m)

BEDROOM THREE 8'09" x 8'04" (2.67m x 2.54m)

FAMILY BATHROOM 8'03" x 5'06" (2.51m x 1.68m)

OUTSIDE

TWO DRIVEWAYS

OFF ROAD PARKING

ATTACHED GARAGE 9'04" x 16'0" (2.84m x 4.88m)

ADDITIONAL GARAGE 7'6" x 11'10" approx (2.29m x 3.61m approx)

REAR GARDEN

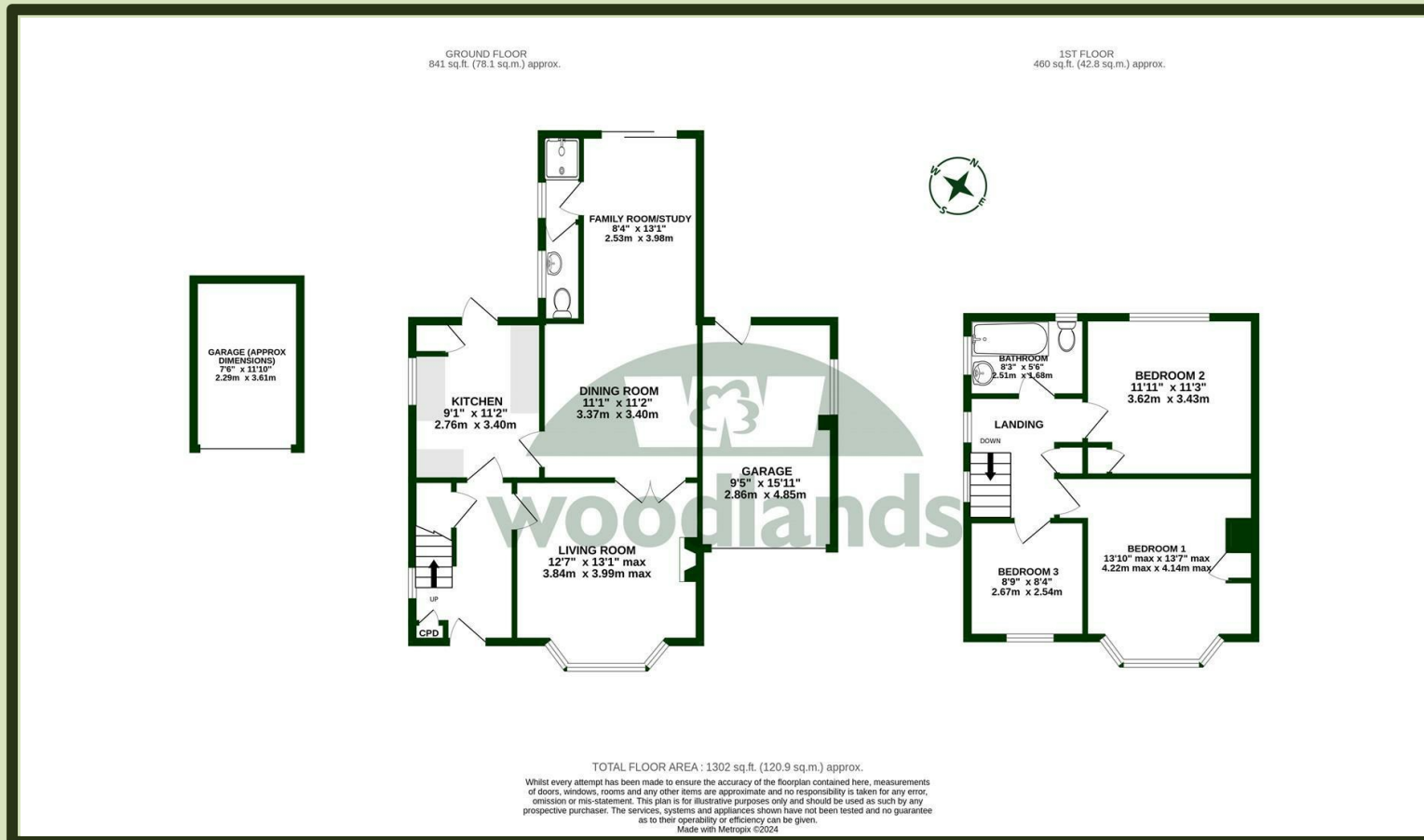
NO ONWARD CHAIN



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LOCATION: Situated on the ever popular west side of Horsham this property offers great access for the town centre being within a 10 minute walk. The historic market town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities. Horsham Park is a stone's throw away and Horsham Station is within easy access with a mainline train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). There are also sports centres at Broadbridge Heath and Christ's Hospital and a golf course and Country Club at Slinfold Park. The property is also a short distance from Trafalgar Infants School and Greenway Junior School and falls within the catchment area for Tanbridge House Secondary school.

DIRECTIONS: From Horsham town centre proceed in a Westerly direction along The Bishopric. At Collingwood Batchelor turn right into Rushams Road. Take the second left into Greenway, then first right into Churchill Avenue.

COUNCIL TAX: Band E.

EPC Rating: To be confirmed

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.