



Collingwood Close, Horsham, West Sussex, RH12 2QP



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Positioned in a highly sought-after location, and offering the new owners scope to modernise and enhance, this attractive three bedroom detached bungalow certainly has curb appeal and has been modestly extended and adapted over the years to create a comfortable home with excellent potential.

Collingwood close is a particularly quiet cul-de-sac on the popular west side of Horsham. Just a few minutes' walk takes you to the Rec playing fields, and Horsham Park, with the popular Trafalgar infant school and Greenway Primary also close by- you can see why so many families choose to settle down here. But also, being within walking distance of the town centre affords residents the chance to make use of the excellent amenities that are available, with a wide range of shops from independent boutiques to major High Street retails such as John Lewis, and bars and restaurants in abundance. Horsham also benefits from a main line train station offering direct access to London and beyond.

Accessed by a block paved driveway and a large double garage with electric roller doors providing ample space for several cars, the main entrance is to the side of the property and leads to an internal hallway with access to most rooms from here. There are Three bedrooms, two of which are doubles with the principal bedroom being particularly spacious and also benefitting from an en-suite shower room.

The main living space is divided between a generous living/dining room and a conservatory overlooking the rear garden. The kitchen is separate to the living space and is fitted with a good range of base and wall units. Other neighbouring properties have adapted and extended this space to the rear and we feel there is excellent scope to do so (subject to planning permission). A door from the kitchen leads out to conservatory and a family bathroom completes the internal accommodation.

The garden is a private tranquil spot, mostly laid to lawn with some mature borders making this the ideal spot for outdoor entertaining and dining in the summer months.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**ENTRANCE HALL 16'01" x 5'03" (4.90m x 1.60m)**

**LIVING/DINING ROOM 16'10" x 15'06" (5.13m x 4.72m)**

**CONSERVATORY 18'06" x 10'02" (5.64m x 3.10m)**

**KITCHEN 7'07" x 9'09" (2.31m x 2.97m)**

**BEDROOM ONE 9'0" x 13'08" (2.74m x 4.17m)**

**EN-SUITE SHOWER ROOM 3'0" x 10'08" (0.91m x 3.25m)**

**BEDROOM TWO 9'01" x 10'02" (2.77m x 3.10m)**

**BEDROOM THREE 6'01" x 10'02" (1.85m x 3.10m)**

**BATHROOM 7'07" x 5'05" (2.31m x 1.65m)**

**OUTSIDE**

**FRONT GARDEN**

**DRIVEWAY PROVIDING OFF ROAD PARKING**

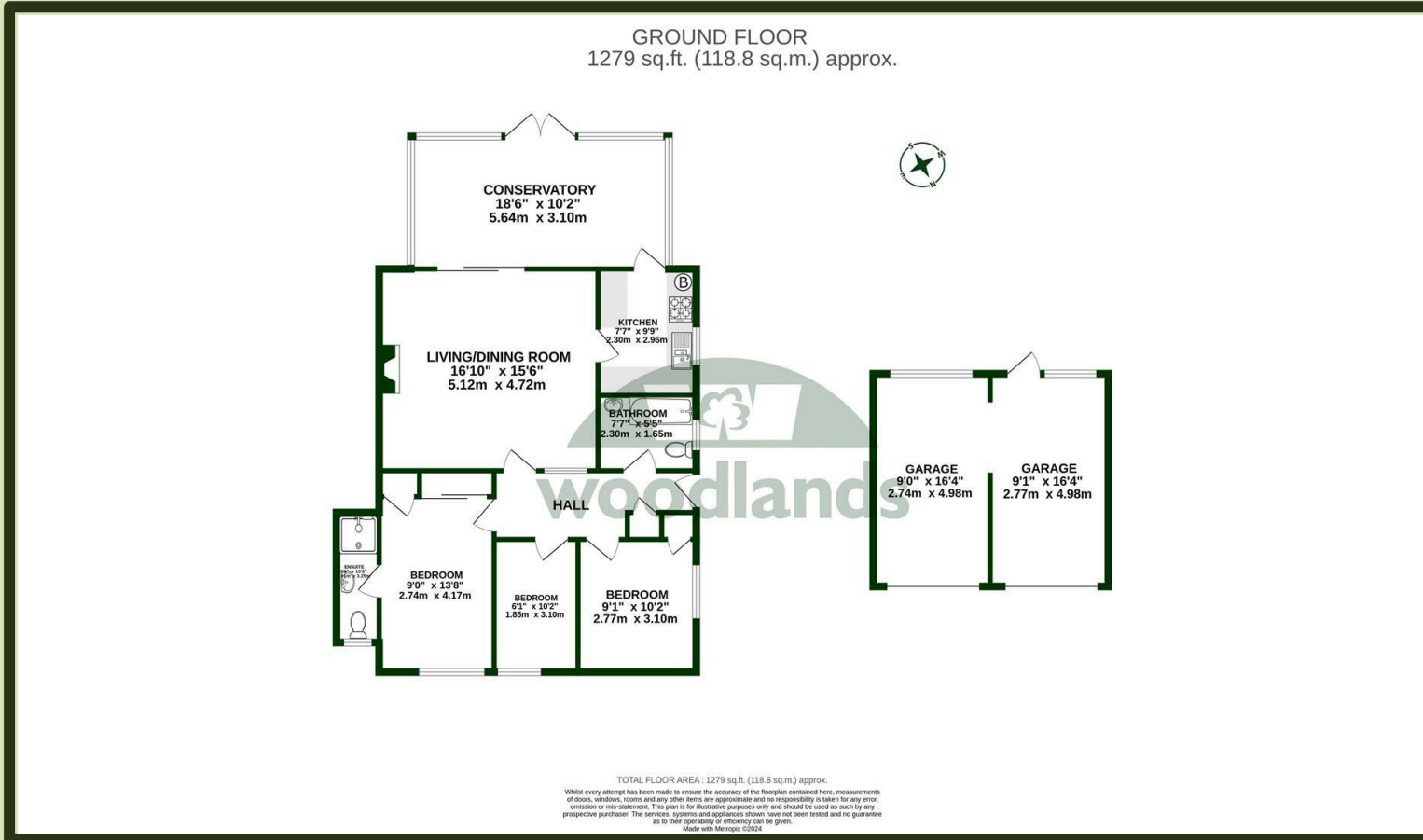
**DOUBLE GARAGE**

**REAR GARDEN**

**SHED 14'0" x 8'0" (4.27m x 2.44m)**



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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 15-20 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 turn left at the traffic lights into Albion Way. Go straight over the roundabout and turn right at the traffic lights into Springfield Road. Continue straight ahead at both sets of traffic lights. At the small green turn left into Trafalgar Road by the Dog & Bacon Public House and bear left again. Take the first right into Collingwood Close and Collingwood Close is then the first turning on the right.

**COUNCIL TAX:** Band E.

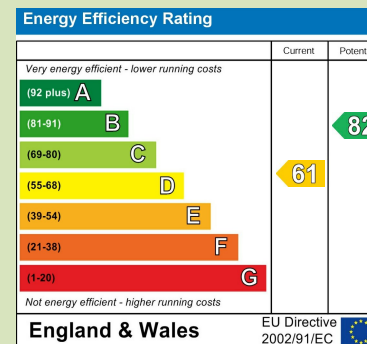
**EPC Rating:** D.

**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.**



**MISREPRESENTATION ACT**

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