



Willow Road, Horsham, West Sussex, RH12 4UN





A fabulous opportunity to purchase an attractive detached home in a popular location of this vibrant market town, with no onward chain and offering excellent scope to further enhance and modernise to become a generous family home with three double bedrooms.

Set within an attractive road, known locally as the heritage estate due to the quality of build and aesthetics the property is a short drive to the town centre, but within easy reach of both Littlehaven and Horsham train station offering direct links to Gatwick and London beyond. There are excellent local primary and secondary schools making this a great choice for a younger family and with superb amenities and leisure facilities, major high street retailers and independent shops and boutiques, bars and restaurants, you can see why this location appeals to so many.

Accessed by a driveway for one car and an integrated single garage, with an area of lawn to the front that could perhaps be developed to provide additional parking if required.

The accommodation comprises of a bright and spacious entrance hallway, downstairs cloakroom, a spacious dual aspect lounge/dining room with patio doors to the rear garden and access to a fitted kitchen with a good range of base and wall units and side door access.

On the first floor are three generous size double bedrooms all with built in double wardrobes and a family bathroom. The landing is of a size that could be turned into a study area or with a little more thought and imagination the built in cupboards could be removed and a fourth single bedroom could be made (stpp and building regs).

The rear garden is a mature, private space with an area of lawn and a patio area providing a tranquil space for outdoor entertaining.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL 6'04" x 11'07" (1.93m x 3.53m)

GUEST CLOAKROOM 3'0" x 7'04" (0.91m x 2.24m)

L-SHAPED LIVING/DINING ROOM 18'06" x 23'07" (5.64m x 7.19m)

KITCHEN 8'09" x 11'05" (2.67m x 3.48m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'10" x 17'03" (3.61m x 5.26m)

BEDROOM TWO 14'07" x 9'10" (4.45m x 3.00m)

BEDROOM THREE 13'02" x 9'05" (4.01m x 2.87m)

FAMILY BATHROOM 6'01" x 9'03" (1.85m x 2.82m)

OUTSIDE

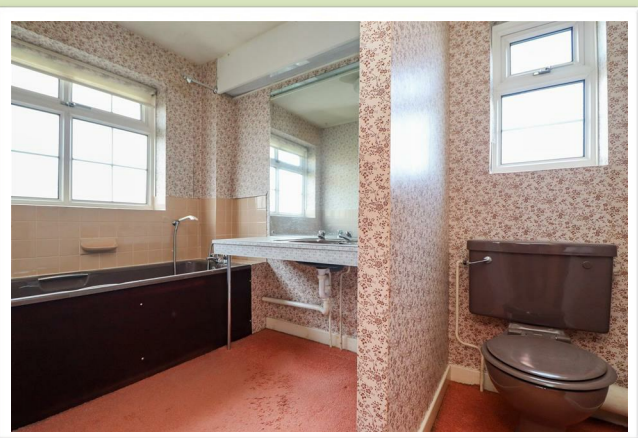
FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

INTEGRAL GARAGE 8'07" x 17'04" (2.62m x 5.28m)

REAR GARDEN

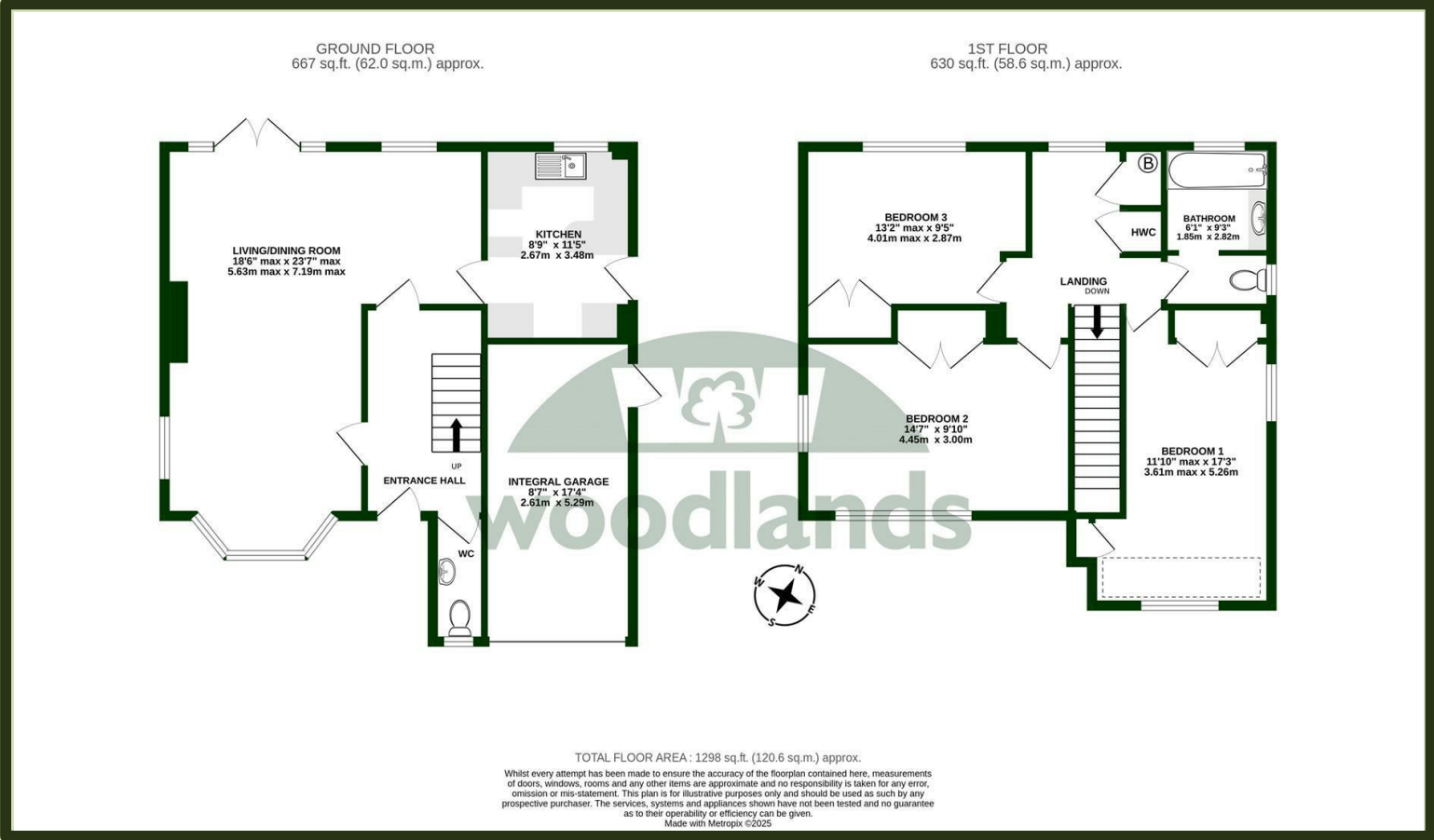
NO ONWARD CHAIN



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LOCATION: Willow Road is situated in a popular residential area offering good access for local shops, schools and Littlehaven Station. There are also good road links for the A264 for Dorking, Crawley and Gatwick.

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 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. There are also two mainline railway stations within the town, both with direct links to Gatwick and 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 go straight ahead. Continue past the church on the left hand side then take the second turning on the left into Lambs Farm Road. Willow Road is then the first turning on the left.

COUNCIL TAX: Band E.

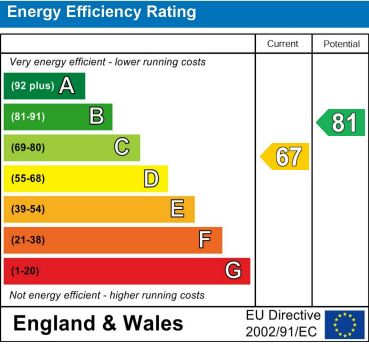
EPC Rating: D.

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

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.