



26 Willow Road, Horsham, West Sussex, RH12 4UN

Guide Price £650,000 - £675,000

**MANSELL
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In brief...

- 3 double sized bedrooms
- 2 reception rooms
- Greatly improved detached house
- Driveway for at least 4 vehicles
- Garage with power and utility area
- Superb kitchen/dining room
- Previously enlarged and scope for further extension
- Corner plot rear garden
- Popular Heritage Estate
- Close to schools, railway station, shops and walks

A fantastic and rarely available 3 double bedroom, 2 reception room detached house, built in the 1980s with superb kitchen/dining room, driveway for at least 4 vehicles, garage and corner plot garden.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





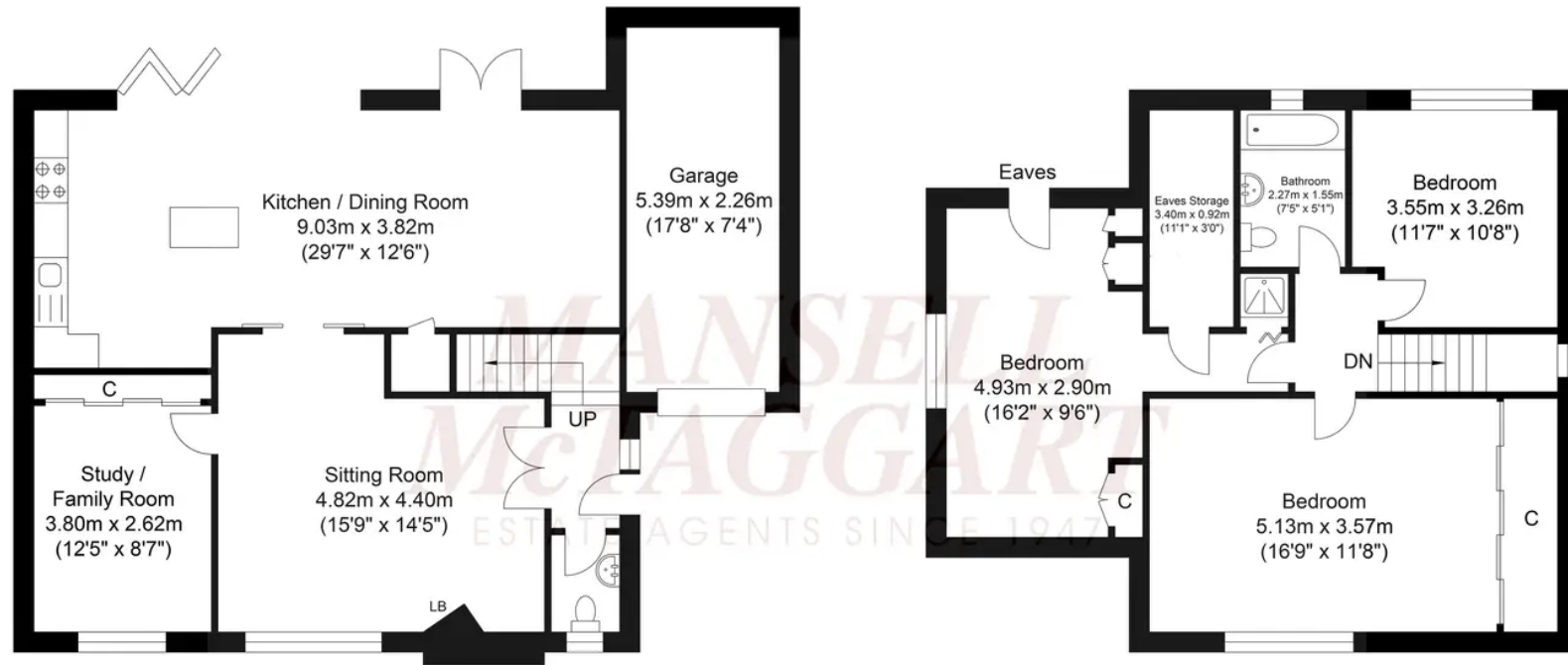
In more detail...

A fantastic and rarely available 3 double bedroom, 2 reception room detached house, built in the 1980s with superb kitchen/dining room, driveway for at least 4 vehicles, garage and corner plot garden. The property is situated on the popular Heritage Estate, within easy access of the railway station, excellent schools, shops and beautiful country walks. The accommodation comprises: entrance hallway, cloakroom, sitting room with wood burner and study/family room with ample fitted storage. The 29'7 x 12' 6 kitchen/dining room has been refitted with Schroder units, breakfast island, Granite work surfaces, Villeroy & Boch sink and integrated appliances which include: wine cooler, dishwasher, fridge/freezer, induction hob, combination microwave, oven (mostly Neff appliances) and bi-fold and French doors onto the private garden. Upstairs there is a good sized master bedroom and 2 further well proportioned rooms, both with fitted storage and one with shower enclosure, and useful eaves storage which offers potential for conversion and modern family bathroom. Benefits include double glazed windows, gas fired central heating to radiators (boiler located in loft) and under floor heating to the kitchen/dining room. A brick paved driveway provides parking for 4/5 vehicles, leading to the garage with power, utility area and roller shutter remote controlled door. The 46' x 45' corner plot rear garden offers a good degree of privacy and is predominantly lawned with well stocked borders, greenhouse, shed, substantial Indian Sandstone patio and side access.

Location...

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Ground Floor
 Approximate Floor Area
 853.47 sq ft
 (79.29 sq m)

First Floor
 Approximate Floor Area
 657.13 sq ft
 (61.05 sq m)

Approximate Gross Internal Area (Including Garage) = 140.34 sq m / 1510.60 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horsham

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