



**76 Friday Street, Warnham, RH12 3QX**

**Guide Price £500,000 – £525,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- 3 good sized bedrooms
- Well presented and greatly improved semi detached house
- Driveway for 2 vehicles
- Fantastic front and rear garden
- Studio/office/gym with power
- Popular village location
- Close to transport links, schools, shops and walks

A well located and beautifully presented 3 bedroom semi detached house with driveway for 2 vehicles, private garden, 200 sq ft studio with power and no onward chain

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



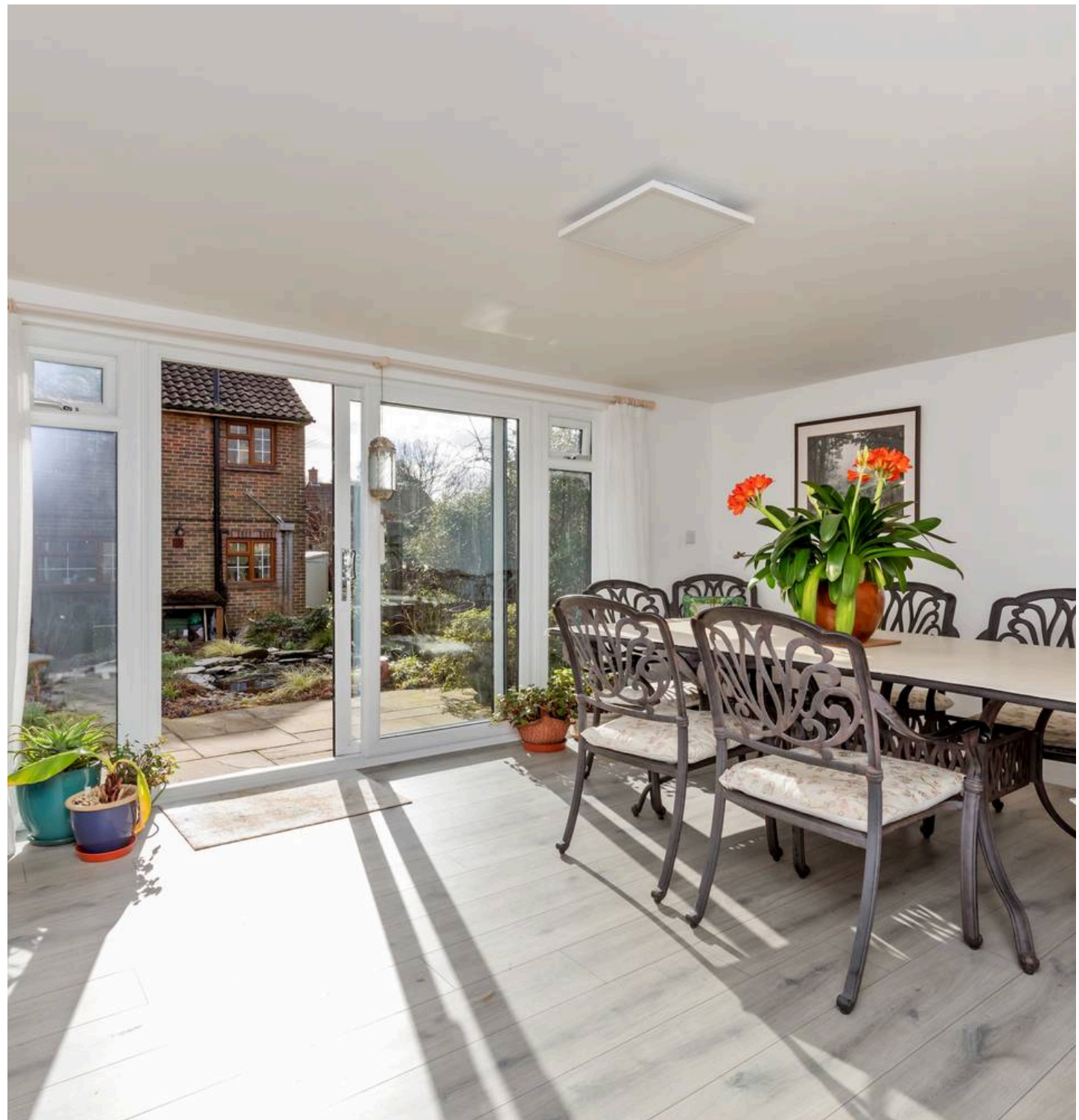




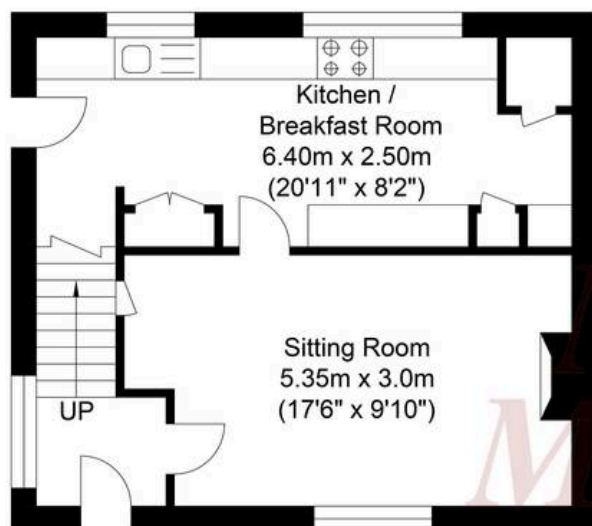
Guide price £500,000 - £525,000

A well located and beautifully presented 3 bedroom semi detached house with driveway for 2 vehicles, private garden, 200 sq ft studio with power and no onward chain. The property is situated in this ever so popular village, close to excellent schools, major transport links, shopping facilities and stunning country walks. The accommodation comprises: entrance hallway, sitting room with wood burner and kitchen/breakfast room refitted with an attractive range of units, some integrated appliances and side access. Upstairs there is access into the loft which lends itself for conversion. There are 3 well proportioned bedrooms (2 doubles and 1 single) and beautifully re-modelled bathroom. Benefits include double glazed windows, Oak flooring and gas fired central heating to radiators. A driveway provides parking for 2 vehicles. The 61' x 39' front garden (maximum measurement including driveway) is predominantly lawned with raised vegetable plots and the 60' x 28' (maximum measurement) rear garden is stocked with an array of flower and shrub borders and feature pond. The 200 sq ft (16' x 12'5) timber framed studio with power has multiple uses from office, dining and gym purposes.

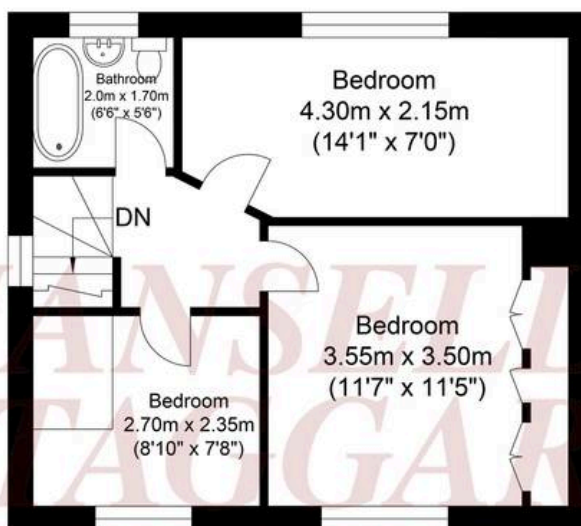
Warnham is a pretty and historic village with stunning country walks, close to Horsham. Within the village, there is a highly regarded Church of England primary school, a convenient village store for everyday needs and an acclaimed butchers supplying the best of locally sourced produce. Two excellent country pubs offer superb indoor/outdoor dining facilities and a warm welcome. Warnham is home to a magnificent deer park and the 92-acre Nature Reserve, a treasured heritage asset to the Horsham district with its multiple habitats, wildlife and dominating Millpond. Providing ample parking, a cake-filled café, picnic facilities, trails and hides, there are attractions for the whole family. Access to the nearby Downs Link provides breath-taking routes for the avid cyclist, horse-rider or walker. Warnham has its own train station with direct links to London Victoria and Waterloo. The vibrant town of Horsham is alive with regular markets and enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable restaurants, bars and impressive high-quality shopping. Fine-dining and 5\* spa hotels, pubs 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. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens.



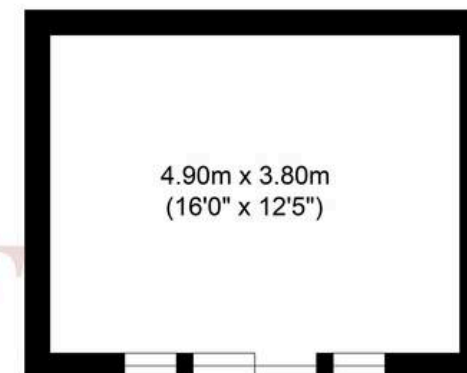




Ground Floor  
Approximate Floor Area  
385.77 sq ft  
(35.84 sq m)



First Floor  
Approximate Floor Area  
385.77 sq ft  
(35.84 sq m)



Studio  
Approximate Floor Area  
200.42 sq ft  
(18.62 sq m)



Approximate Gross Internal Area (Excluding Studio) = 71.68 sq m / 771.55 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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