



47 Oak Tree Way, Horsham, RH13 6BF

In Excess of £350,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- 2 good sized bedrooms
- Mid terraced house
- Built in 1990s
- Driveway and garage
- Private rear garden
- New kitchen and bathroom
- Popular and well located development
- Close to schools, shops, transport links and walks

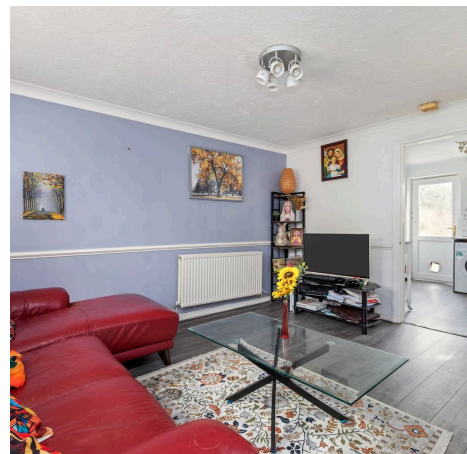
A well presented 2 bedroom mid terraced house, built in the 1990s with driveway, garage and private garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





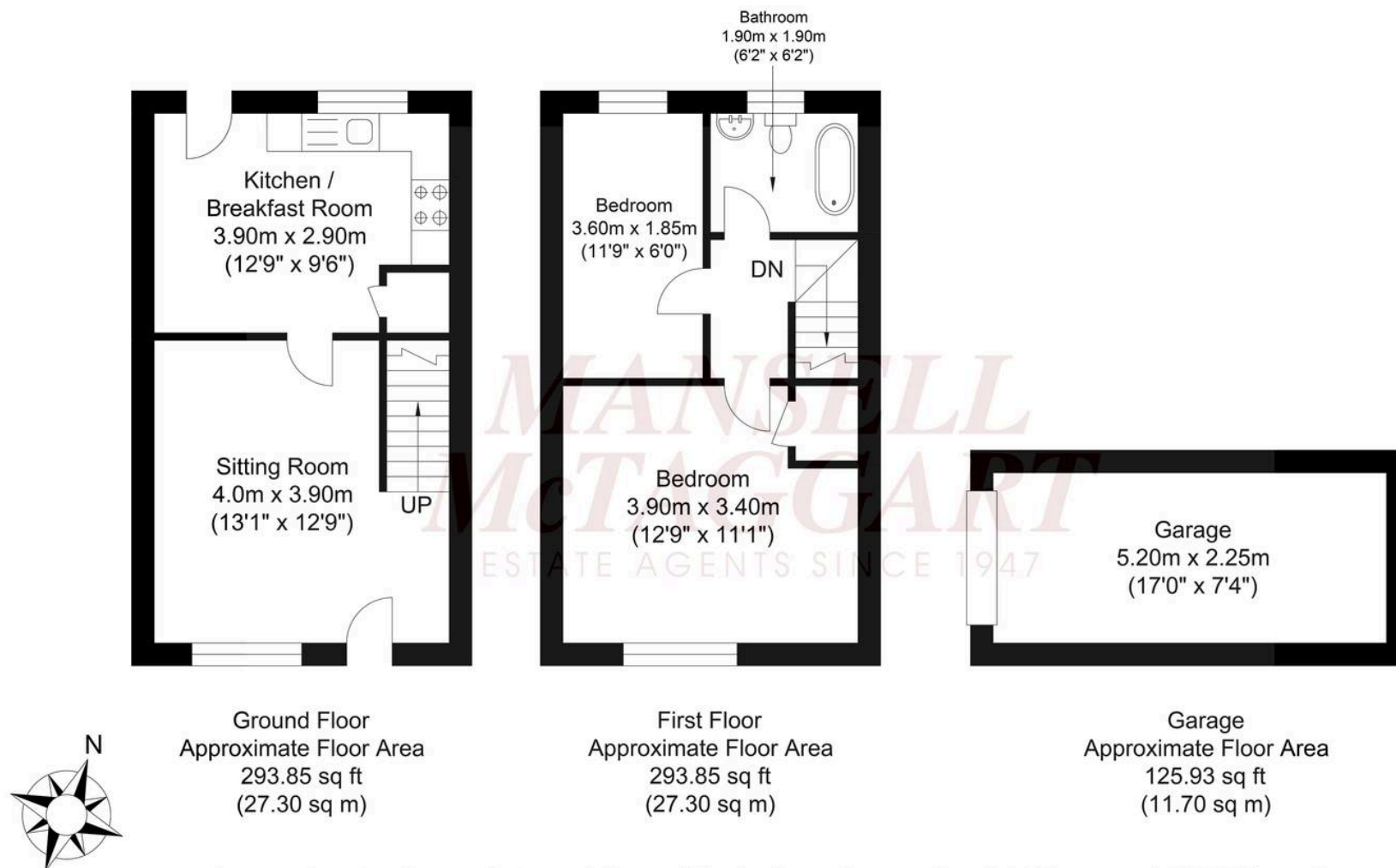
A well presented 2 bedroom mid terraced house, built in the 1990s with driveway, garage and private garden. The property is situated on a popular development, close to excellent schools, major transport links, country walks and shopping facilities. The accommodation comprises: entrance porch, sitting room and kitchen/breakfast room refitted with an attractive range of units and door to rear garden. Upstairs there are 2 well proportioned bedrooms and re-modelled bathroom. Benefits include double glazed windows and gas fired central heating to radiators (Worcester Bosch boiler located in the kitchen/breakfast room). A driveway provides parking for 1 vehicle, leading to the garage. The 49' x 13' rear garden is lawned with timber framed shed and newly laid paved patio.



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.







Approximate Gross Internal Area (Excluding Garage) = 54.60 sq m / 587.70 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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