



1 Parry Close, Horsham, RH13 6RR

Guide Price **£625,000 – £650,000**

**MANSELL
McTAGGART**
Trusted since 1947



A superbly presented and greatly improved 3 double bedroom, 2 reception room detached house, built in 1998 with fantastic kitchen/dining/family room, en suite, driveway for 2 vehicles, garage store and private garden

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- 3 well proportioned double bedrooms
- 2 reception rooms
- Beautifully presented and turn key condition detached house
- Built in 1998
- Driveway for 2 vehicles and garage store
- Impressive kitchen/dining/family room which is ideal for entertaining
- Master bedroom with en suite
- Low maintenance garden
- Adjacent to Owlbeech & Leechpool woods
- Close to transport links, excellent schools and shopping facilities





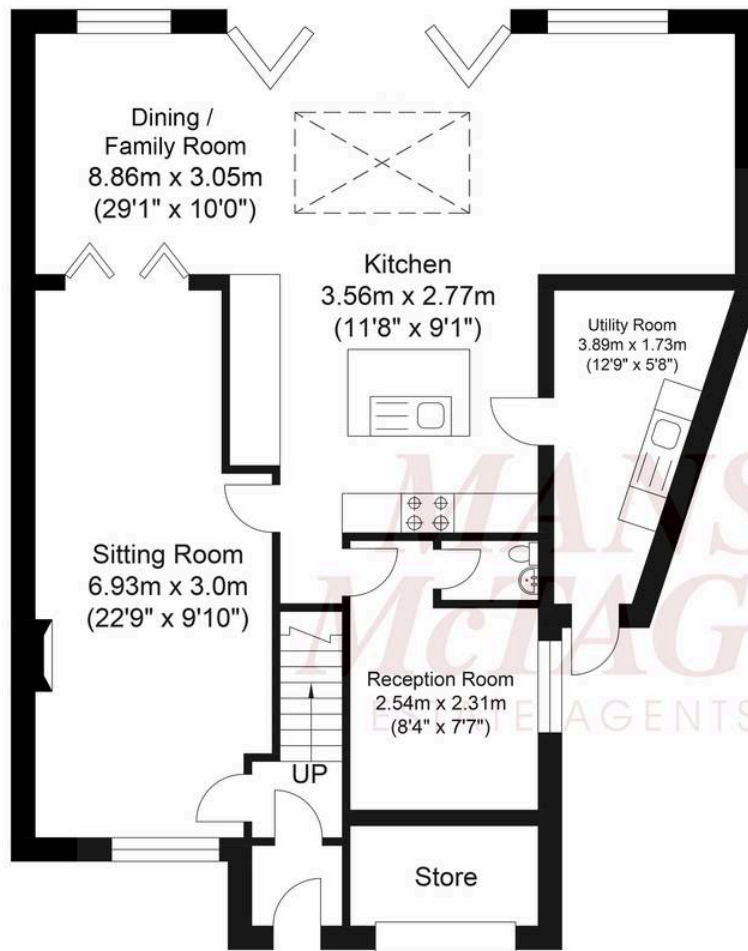
A superbly presented and greatly improved 3 double bedroom, 2 reception room detached house, built in 1998 with fantastic kitchen/dining/family room, en suite, driveway for 2 vehicles, garage store and private garden. The property is situated on a sought after development which is adjacent to the ever popular Owlbeech & Leechpool woods and close to excellent schools, major transport links and shopping facilities.

The accommodation comprises: entrance porch, hallway, cloakroom, well proportioned sitting room with feature electric fire with heat capability and bi-folding doors into the impressive kitchen/dining/family room which is ideal for entertaining friends and family. The kitchen has been skilfully refitted with a beautiful selection of units, Quartz work surfaces, breakfast island with built in plus & USB sockets and integrated appliances which include: double oven, 2 warming drawers, microwave, coffee machine, induction hob (replaced in 2024), hidden extractor, fridge, freezer, slimline dishwasher, wine fridge and bi-folding doors onto the garden. Off the kitchen a utility room with ample storage, sink and space for washing machine, separate dryer and door to the front. A multi-functional reception room with ethernet, HDMI and aerial could be utilised as a study, bedroom or hobbies room and there is a separate cloakroom. There is an opportunity to knock the wall out between this reception room and the garage store and re-instate the full length garage, if required. Upstairs there is a boarded loft. A good sized main bedroom is equipped with 2 sets of fitted wardrobes and luxurious en suite shower room. A double sized guest bedroom is equipped with raised dressing area and 2 sets of mirrored fitted wardrobes. The third bedroom with fitted wardrobe is a decent size and could hold a small double bed and the re-modelled bathroom completes the first floor.

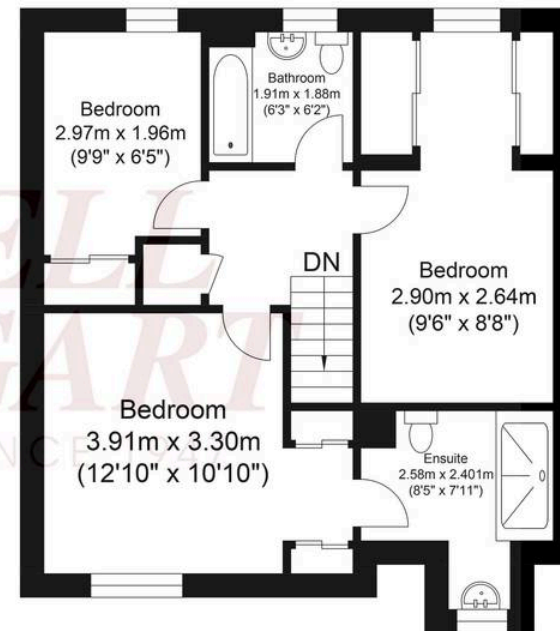
Benefits include ethernet connections, double glazed windows, bespoke shutters, gas fired central heating to radiators (Worcester Bosch boiler located in utility room), Hive thermostat, megaflo water system, motion activated dimmed lighting to bathroom and en suite, and under floor heating to kitchen/dining/family room, en suite and bathroom.

A driveway provides parking for 2 vehicles, EV charge point and leads to the garage store with electric door, power and ample storage. The driveway could be widened to create an additional space, if required.

The 38' wide x 27' deep rear garden is ideal for those who require low maintenance and is lawned with substantial paved patio, seating area with pergola, external power supplies and storage shed with power that is ideal shed for bicycles and garden furniture, and side access.



Ground Floor
Approximate Floor Area
914.93 sq ft
(85.0 sq m)



First Floor
Approximate Floor Area
473.61 sq ft
(44.0 sq m)



Approximate Gross Internal Area (Including Store) = 129.0 sq m / 1388.54 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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