



6 The Willows Pondtail Close, Horsham, RH12 5ZH

In Excess of £600,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 good sized bedrooms – 3 doubles and 1 single
- 2 reception rooms
- Detached house built in 1988
- Driveway for 1 vehicle and garage – scope to widen drive
- Potential to enlarge and improve
- No onward chain
- Garden with privacy
- Quiet and tucked away development
- Close to schools, transport links, walks and town centre
- Owned for 39 years

A peacefully 4 bedroom, 2 reception room detached house, built in 1988, offering potential to enlarge and improve with driveway, garage, garden with privacy and no onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





A peacefully 4 bedroom, 2 reception room detached house, built in 1988 offering potential to enlarge and improve with driveway, garage, garden with privacy and no onward chain.

The property is situated on a popular development, within striking distance of highly regarded schools, major transport links, beautiful walks and the town centre.

The accommodation comprises: entrance hallway, cloakroom, sitting room with fireplace and dining room with sliding doors onto the garden.

The kitchen is fitted with a range of units with space for domestic appliances and separate utility room (housing the boiler) with door onto the garden and into the integral garage. There is an opportunity to incorporate the kitchen and dining room if required.

From the hallway a staircase rises to the first floor with principal bedroom with shower enclosure and basin. With some design a full en suite could be created.

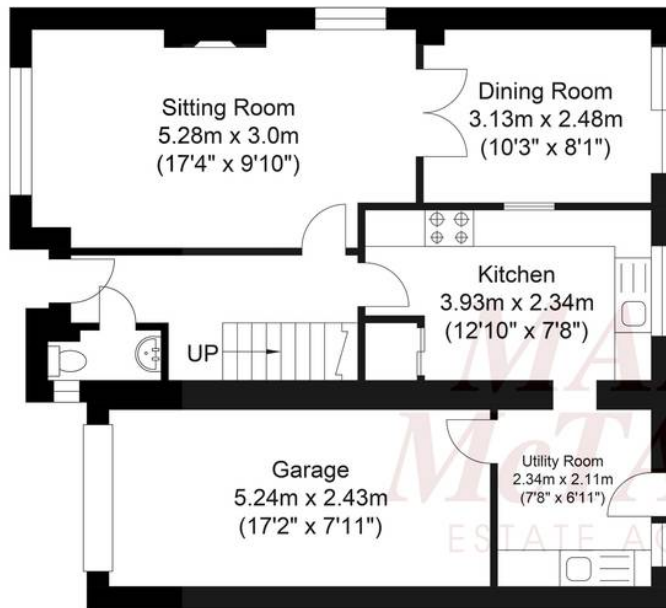
There are 3 further good sized bedrooms (2 doubles and 1 single) and family bathroom.

A driveway provides parking for 1 vehicle and the driveway lends itself for widening which would achieve an additional 1-2 spaces. The garage with power offers scope to convert into a bedroom or additional reception room.

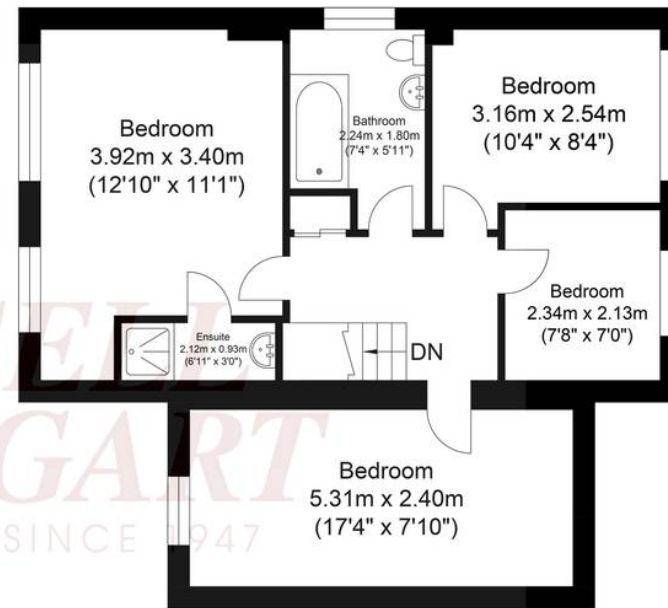
The 39' x 39' rear garden offers an excellent degree of privacy and is lawned with established borders, paved patio and side access.

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
581.03 sq ft
(53.98 sq m)



First Floor
Approximate Floor Area
601.91 sq ft
(55.92 sq m)



Approximate Gross Internal Area (Including Garage) = 109.90 sq m / 1182.95 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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