



**The Willows, Pondtail Close,
Horsham, RH12 5ZH**

**Guide Price
£650,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

The Willows, Pondtail Close, Horsham, RH12 5ZH



THE LOCATION

The property is set within a small cul-de-sac, in the popular North Horsham district, only a short walk from a number of popular schools, which include Holbrook Primary School & Bohunt Horsham School. The house is also less than 1 mile from Littlehaven main line station, with its direct service to London Victoria, in less than an hour. The property is also conveniently positioned for easy access to Horsham town centre, which offers a wide selection of shopping facilities, from independent retailers to major High Street brands, including John Lewis and a twice-weekly market. In addition, there is a wide selection of restaurants, bars and coffee shops, an Everyman Cinema and The Capitol Theatre.

ACCOMMODATION SUMMARY

Tenure: Freehold

The property offers good accommodation, arranged over two floors, approached through an entrance hall, including a downstairs cloakroom and stairs leading to the first floor. There is a living room featuring an open fireplace, set to the front of the house, and double doors leading into a separate dining room overlooking the garden. There is also a modern fitted kitchen equipped with integrated appliances and a separate utility room, which has a door to the rear garden.

The first floor offers a main bedroom benefiting from an en suite shower room and an additional three bedrooms with a modern white bathroom suite. The house further benefits from double glazing and gas central heating to radiators.

PARKING & GARDENS

To the front of the property there is a private driveway, along with additional residents' parking bays set within the cul-de-sac. The driveway has an adjacent area of garden featuring two mature bushes and decorative inset blockwork, and there is an integral garage fitted with an up and over door. To the side of the house, gated side access leads to an enclosed, secluded rear garden, enclosed by fencing. To the rear of the house there is a raised paved terrace, from which steps lead down to an area of lawn, trimmed by well-stocked flower and shrub borders, with a pergola inset into one corner. The garden also has a useful side storage area which houses a timber storage shed, that could offer potential for extension (STPP).





Buses

6 minute walk



Shops

Budgens
8 minute walk



Trains

Littlehaven – 0.9 miles
Horsham – 1.4 miles



Airport

Gatwick
14.2 miles



Roads

M23
6.8 miles



Sport & Leisures

The Holbrook Club
0.4 miles



Rental Income

£2,400 pcm



Schools

Holbrook Primary
Bohnt



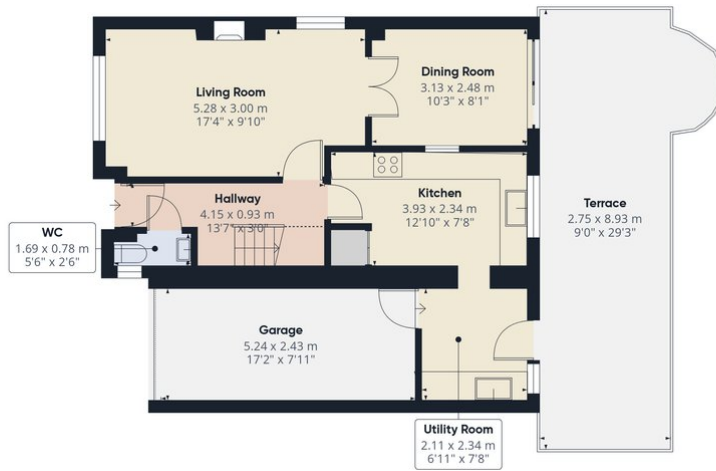
Fibre Broadband

Up to 1600 Mbps

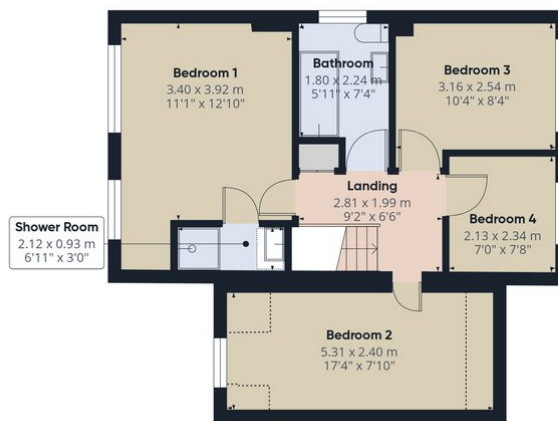


Council Tax

Band F



Ground Floor



Floor 1

Approximate total area⁽¹⁾
 109.9 m²
 1183 ft²

Balconies and terraces
 26.1 m²
 281 ft²

Reduced headroom
 3.6 m²
 39 ft²

(1) Excluding balconies and terraces

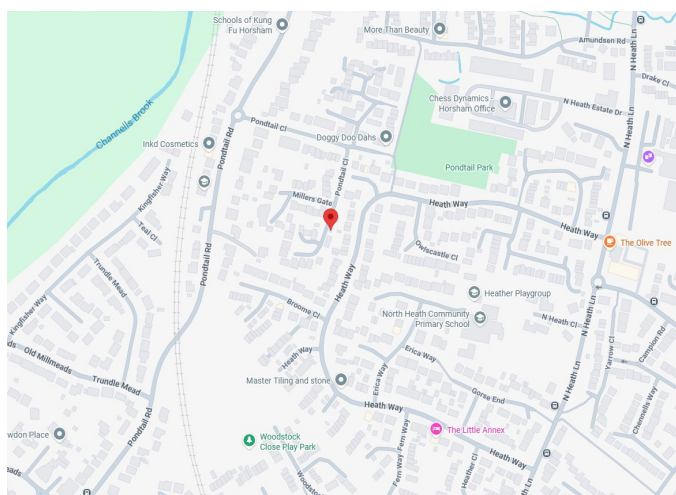
Reduced headroom
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

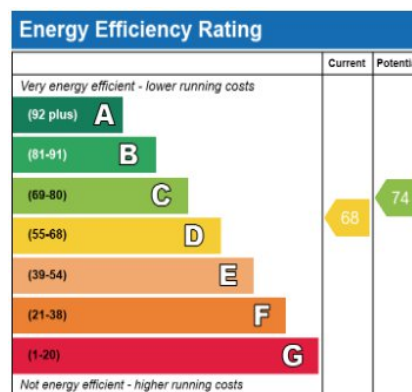
GIRAFFE360



Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

01403 272022
 horshamsales@brocktaylor.co.uk



Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has no been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.