



39 Burdoch Road,
Horsham, West Sussex, RH12 6AA
Guide Price £520,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are pleased to offer for sale this three-bedroom detached family home, built by Cala Homes. Offering well-appointed accommodation designed for modern family living, this property is chain-free, ensuring a smooth move, and enjoys a quiet setting with an attractive outlook to the front. Its contemporary style and thoughtful design make it an ideal choice for a growing family seeking comfort and convenience.

The ground floor features a stunning, thoughtfully designed kitchen/dining room, fitted with quality integrated appliances including twin ovens, fridge/freezer, dishwasher, washer dryer, and an electric hob. The dining area has patio doors to the rear garden. To the front, there is a spacious lounge which is light and airy having a large window to the front. Off the hallway is a generously sized downstairs cloakroom. Durable Amtico flooring flows through the entrance hall, cloakroom, kitchen/dining room, and bathrooms. Upstairs, there are three well-proportioned bedrooms, the principal bedroom boasts fitted double wardrobes with sleek sliding doors and a stylish en-suite shower room. The remaining bedrooms are well-served by a contemporary family bathroom, complete with a bath, overhead shower, and glass screen. Outside, the private rear garden is partially walled and mainly laid to lawn. It includes a rainwater butt, double electric socket, and a cold-water tap. A side gate opens onto the driveway which has parking for two cars and leads to a garage with power, lighting, and an EV charging point.

This is a superb opportunity to acquire a modern family home in a desirable setting, offering both comfort and practicality for your growing family.

Opaque double glazed **Front Door** to **Entrance Hall** Light grey wood effect Amtico flooring (into the cloakroom and kitchen dining room), radiator, understairs cupboard.

Cloakroom Frosted double glazed front aspect. Rocca back to wall WC, with chromium dual flush, matching wall mounted wash hand basin with chromium mixer tap, porcelain tiled walls, radiator, downlighting.

Sitting Room Double glazed front aspect. Radiator, tv/fm/dab socket for wall mounted tv, tv/satellite/fm console.

Kitchen Dining Room Double glazed twin aspect to the rear with French doors to the rear garden. Fitted with a range of base and wall mounted cupboards and drawers in hi-gloss white finish and having complimenting work top surfaces incorporating a one and a half bowl single drainer stainless steel sink with chromium mono bloc tap. Integrated appliances comprising electric hob with glass splashback, stainless steel filter hood, integrated dishwasher, integrated fridge/freezer and washer/dryer, LED pelmet lighting, concealed Logic combination gas fired boiler, downlighting, dining area with socket for wall tv, Radiator.

From the **Entrance Hall** turning staircase rises to the First Floor Landing with loft hatch and store cupboard.

Bedroom 1 Double glazed front aspect. Double width wardrobe cupboard with sliding doors, hanging rail and shelf, USB sockets. Door to

En-Suite Shower Room Double glazed front aspect. Rocca back to wall WC, with chromium dual flush, wall mounted vanity unit with sink and cupboard under, chromium mixer tap, oversize shower cubical with chromium mixer tap, wall bracket and hand shower, sliding door and screen, chromium towel warmer, localised porcelain tiled walls, Amtico flooring, shaver point, downlighting.

Bedroom 2 Double glazed rear aspect. Radiator.

Bedroom 3 Double glazed rear aspect. Radiator.

Bathroom Frosted double glazed side aspect. Fitted with a white suite comprising a panelled bath with chromium mixer tap and shower attachment, wall bracket, glass shower screen, Rocca back to wall WC, with chromium dual flush, Rhea wall mounted vanity unit with sink and cupboard under, chromium mixer tap, chromium towel warmer.

OUTSIDE

To the front of the property the paved path leads to the front door either side of which are maturing shrub beds. To the side of the house is a tarmacadam driveway providing off road parking for two cars and leads to **single garage** with up and over door and EV charger. Gated side access leads to the rear garden having paved steps and full width patio, lawn (bare patches to be replaced) outside light and twin power point, outside tap and water butt. The property enjoys a pleasant outlook to the front with mature hedgerows, grass land and mature oaks.

Service Charge and Estate Management Charge - TBC

Council Tax Band - E

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

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Bedroom 3 Double glazed rear aspect. Radiator.

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