

THE PARTICULARS

Vicarage Close Colgate RH12

£2,500 Per Month
Unfurnished

4 Bedrooms
2 Bathrooms
3 Receptions

Features

- Millais School for Girls Catchment, -
Conservatory, - Integral Garage &
Driveway, - Gated Development

Council Tax

Council Tax Band F

Hamptons
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A 4 BEDROOM DETACHED HOUSE IN A GATED COMMUNITY.

The Property

This detached family home is situated in a private gated development, located in an Area of Outstanding Beauty in the small village of Colgate. The property falls within the Millais School for Girls and Forest Boys School catchment area with a school bus available from Colgate. Three Bridges station has direct trains with 35 minute commuter time's to London Bridge and London Victoria. Horsham and Crawley Train Stations also offer trains into central London. The property comprises entrance hall leading to a spacious reception room with bay window, fully fitted kitchen and utility room and cloakroom. The dining room can be accessed from the kitchen and kitchen and reception room and the conservatory is located off of the dining room. The 1st floor offers a master bedroom with built in wardrobes and ensuite shower room. There are 3 further bedrooms and a family bathroom. Externally there is a driveway leading to the integral garage, with mature shrubs surrounding the small lawn area. To the rear of the house is an enclosed garden mainly laid to lawn with trees and shrub borders

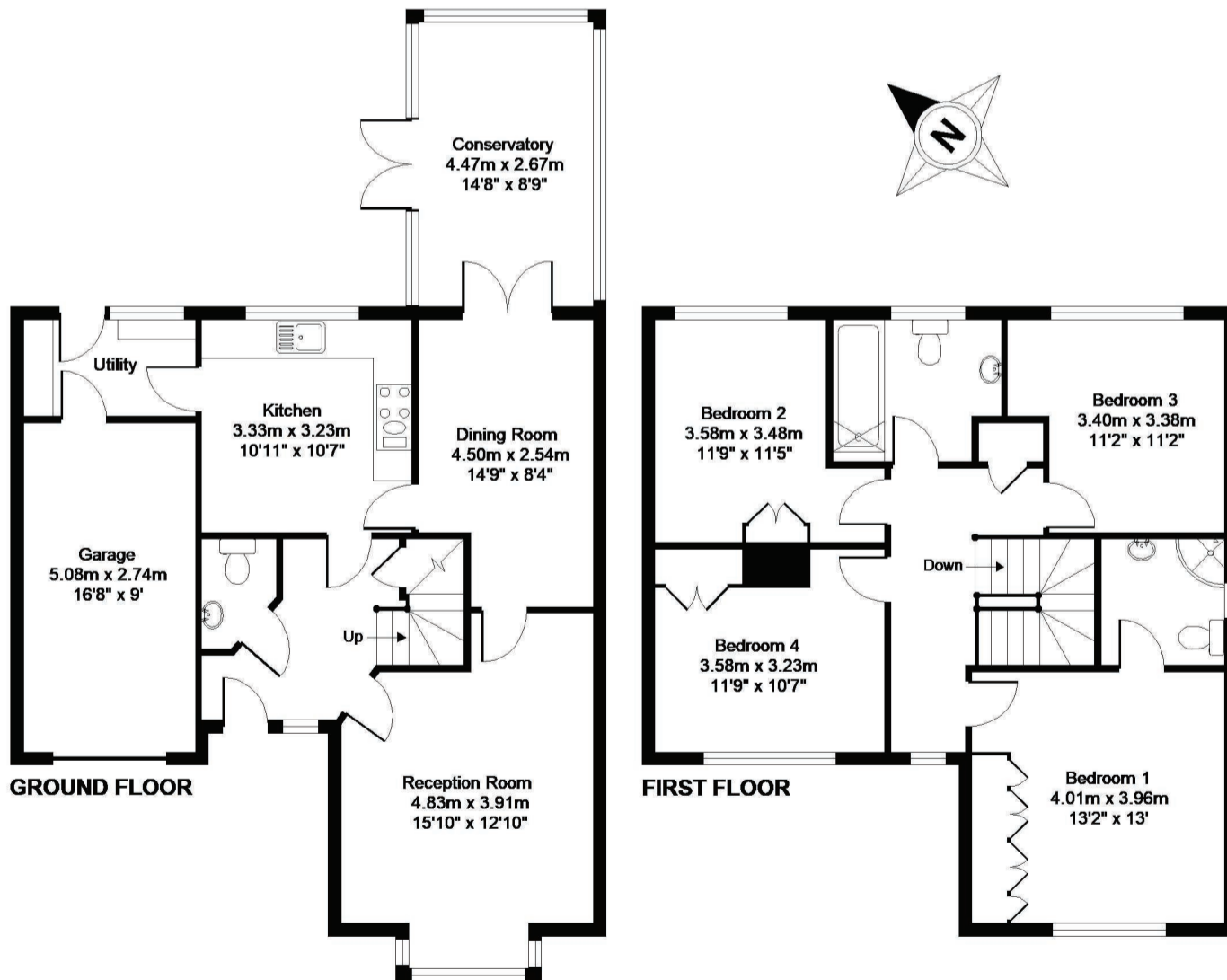


Outside

To the front of the property is a driveway leading to the integral garage, with mature shrubs surrounding the small lawn area. To the rear of the house is an enclosed garden mainly laid to lawn with trees and shrub borders.

Additional Information

No Commercial Vehicles.



Vicarage Close, Colgate, Horsham, West Sussex, RH12

APPROX. GROSS INTERNAL FLOOR AREA 1678 SQ FT 155.9 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.