

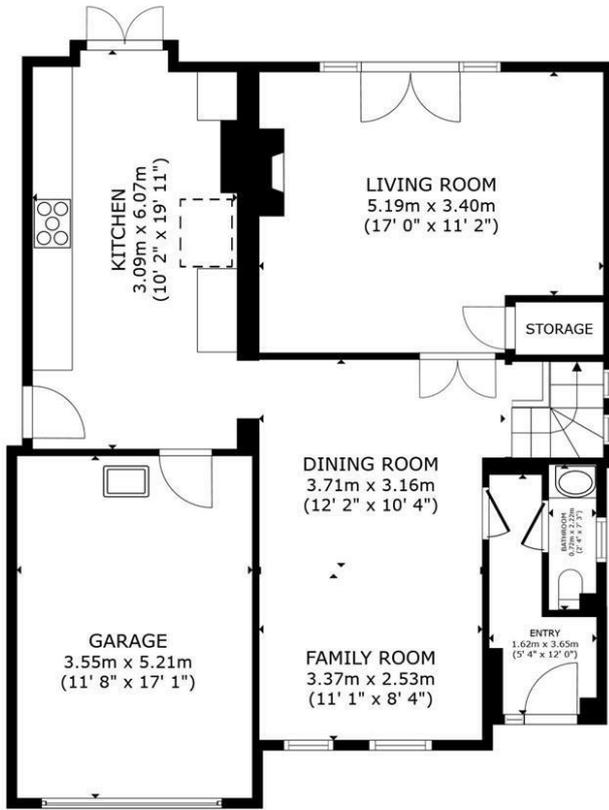


31 QUEENSWAY HORSHAM

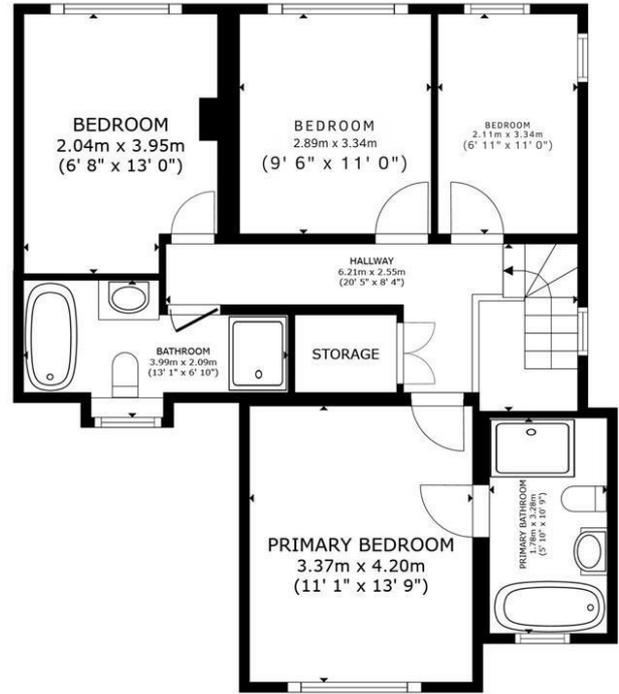
£900,000
FREEHOLD

- DETACHED FOUR BEDROOM HOUSE IN PREMIUM HORSHAM LOCATION
- TWO SPACIOUS RECEPTION ROOMS
 - DOWSTAIRS W/C
- BOTH BATHROOMS BOAST ROLL TOP TUBS, RAINFALL SHOWERS AND HEATED TOWEL RAILS
- DRIVEWAY SUITABLE FOR MULTIPLE VEHICLES AND GARAGE WITH DEDICATED UTILITY SPACE
- HIGHLY SOUGHT AFTER CENTRAL LOCATION ALLOWING WALKING DISTANCE TO HORSHAM TOWN CENTRE AND HORSHAM TRAIN STATION
- LARGE MODERN KITCHEN WITH FALCON RANGE COOKER AND GRANITE WORKTOPS
- FANTASTIC SIZED BEDROOMS WITH THE MASTER FEATURING ENSUITE AND BUILT IN STORAGE
- STUNNING SOUTH/EAST FACING GARDEN WITH LARGE WOODEN DECK, LAWN, SUN PATIO AND ATTRACTIVE FLOWER BEDS
 - NEWLY INSTALLED LOG BURNER





FLOOR 1



FLOOR 2

ELTONS
Estate Agents

GROSS INTERNAL AREA
 FLOOR 1 72.5 m² (781 sq.ft.) FLOOR 2 70.6 m² (760 sq.ft.)
 EXCLUDED AREAS : GARAGE 18.5 m² (199 sq.ft.)
 TOTAL : 143.1 m² (1,541 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Eltons Estate Agents Horsham 01403 299 771
 13 - 15 Queen Street sales@eltons.co.uk
 Horsham eltons.co.uk
 West Sussex
 RH13 5AA

ELTONS
Estate Agents