12 Gateford Drive, Horsham, RH12 5FW

Guide Price **£725,000 - £750,000**

MANSELL McTAGGART
Trusted since 1947

- 4 well proportioned bedrooms - 3 doubles and 1 single
- 2 reception rooms
- Superbly located detached house built in 1986 by Rydon Homes
- Principal bedroom with en suite
- Driveway for 2 vehicles and double garage with power
- Fantastic west facing garden with privacy
- Potential to extend to the side or convert the loft and garaging
- First time to market since built and offering scope to improve
- Exclusive development close to excellent schools, transport links, walks and Horsham town centre

A superbly located 4 bedroom, 2 reception room detached house, built in 1986 by Rydon Homes with en suite, drive for 2 vehicles, double garage, beautifully stocked west facing garden and no onward chain.

Council Tax band: F

Tenure: Freehold

EPC Rating: C

A superbly located 4 bedroom, 2 reception room detached house, built in 1986 by Rydon Homes with en suite, driveway for 2 vehicles, double garage, beautifully stocked west facing garden and no onward chain.

The accommodation comprises: entrance hallway with storage, cloakroom, formal dining room and well proportioned sitting room with feature fireplace and French doors onto the garden.

The kitchen/breakfast room is fitted with an attractive range of units with space for appliances.

A door leads into the utility room and boot room which has a door to the rear and into the integral double garage.

From the hallway a staircase rises to the first floor with airing cupboard and loft access.

The principal bedroom is equipped with fitted wardrobes and re-modelled en suite shower room.

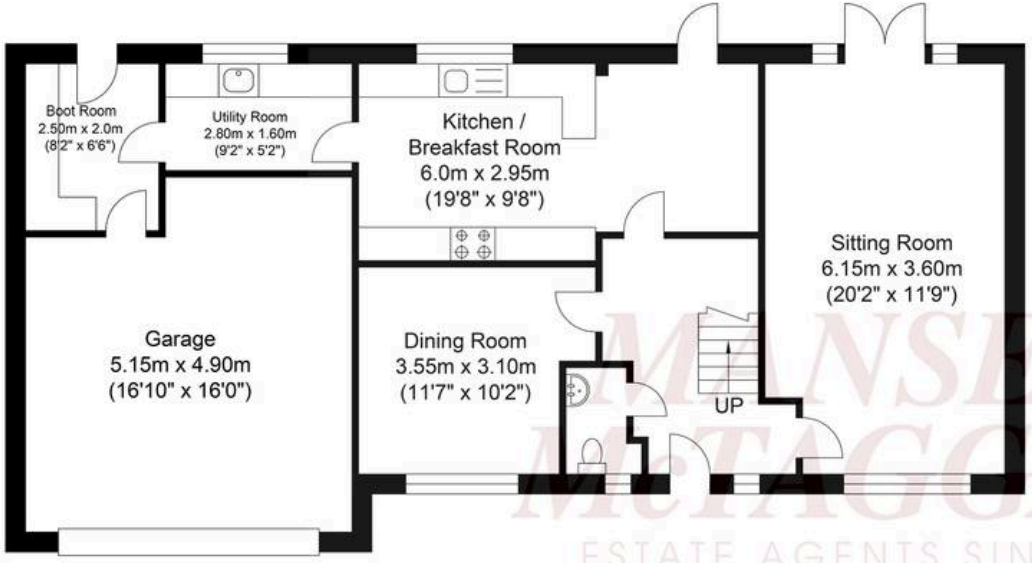
There are 3 further good sized bedrooms (2 doubles and 1 single) and family bathroom.

Benefits include replaced double glazed windows and gas fired central heating to radiators (Vaillant boiler located in the utility room).

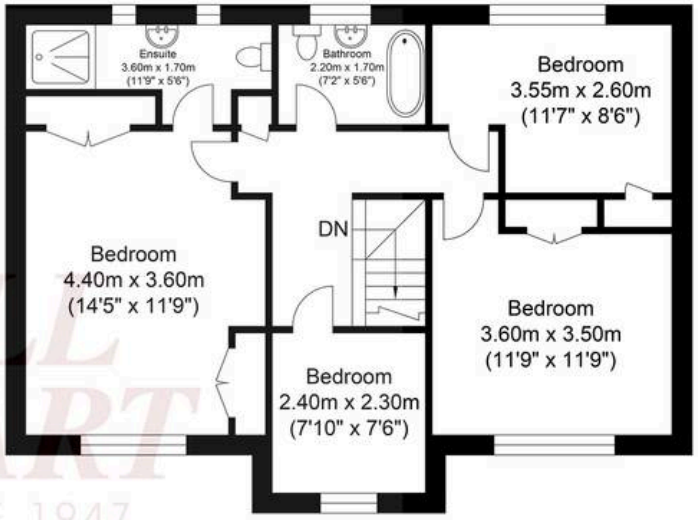
A driveway provides parking for 2 vehicles and further parking could be created if required. The double garage with power benefits from an electric up and over door and lends itself for conversion.

The 65' x 55' west facing garden is a particular feature and offers an excellent degree of privacy. This delightful garden is predominantly lawned with well stocked shrub borders and expansive paved patio. A summerhouse and shed is tucked away to one flank of the plot.

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
1019.01 sq ft
(94.67 sq m)



First Floor
Approximate Floor Area
663.70 sq ft
(61.66 sq m)

Approximate Gross Internal Area (Including Garage) = 156.33 sq m / 1682.72 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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