

# ELTONS

Estate Agents



**35 OAK TREE WAY  
HORSHAM**

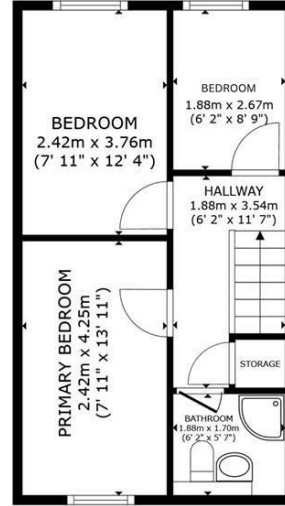
**£500,000  
FREEHOLD**

Eltons is delighted to present to the market this attractive and well presented three bedroom semi detached property





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 48.2 m<sup>2</sup> (519 sq.ft.) FLOOR 2 35.7 m<sup>2</sup> (384 sq.ft.)  
 TOTAL : 83.8 m<sup>2</sup> (902 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

ELTONS  
 Estate Agents



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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