Maple Close, Horsham, West Sussex, RH12 4EZ

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Offers Over £500,000

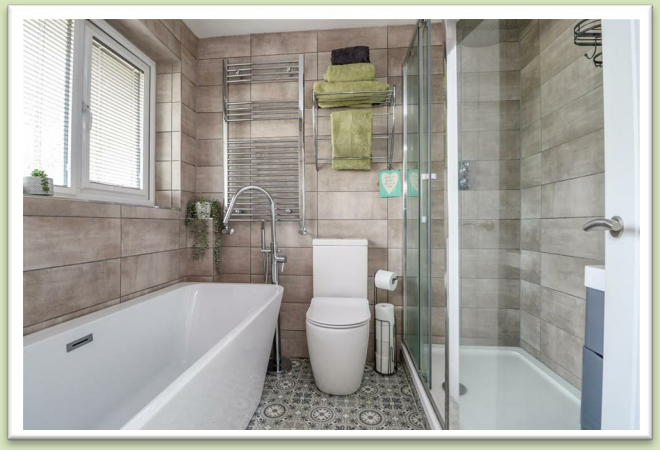
Offered to the market with no onward chain, this superb detached family home has been beautifully updated and stylishly appointed by the current owners, creating a fantastic home ready to move straight into. Situated within a popular residential cul-de-sac, the property is ideally positioned just under a mile from Littlehaven station and within easy reach of Horsham town centre, excellent local schools, woodland walks and everyday amenities - making it perfectly suited for modern family life.

The property is approached via a generous block-paved driveway providing parking for several vehicles, alongside an attached single garage offering excellent storage, further parking or exciting potential for conversion, subject to the usual permissions. Inside, a bright and welcoming entrance hall with guest cloakroom sets the tone for the updating and presentation the property offers and leads through to a modern, contemporary kitchen, fitted with sleek wall and base units, quality worktops, integrated double oven, hob and slimline dishwasher, with additional space for freestanding appliances. To the rear, the spacious living/dining room is a real highlight of the home, offering plenty of room for both relaxing and entertaining, beautifully decorated in modern tones and opening onto the garden through French doors.

Upstairs, there are three bedrooms, all comfortably accommodating double beds, with fitted double wardrobes to both the principal and second bedrooms. The stylish family bathroom has been finished to a high standard and features both a separate bath and generous double shower, complemented by contemporary tiling, vanity storage and a heated towel rail.

Outside, the landscaped rear garden enjoys a sunny south-westerly aspect and has been thoughtfully designed for entertaining and family enjoyment, featuring level lawns, sculpted borders, raised decking, a spacious patio and a versatile summerhouse ideal for outdoor working or relaxing in the shade.

Further benefits include solar panels with battery storage, helping to significantly reduce running costs and improve the home’s overall energy efficiency. Combining stylish interiors, practical living space and a peaceful yet convenient location, this is a wonderful opportunity to secure a truly impressive family home in one of Horsham’s most popular settings.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL 11'0" x 5'11" (3.35m x 1.80m)

CLOAKROOM 2'07" x 5'06" (0.79m x 1.68m)

KITCHEN 10'04" x 8'01" (3.15m x 2.46m)

LIVING/DINING ROOM 24'11" x 10'10" (7.59m x 3.30m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'11" x 11'0" (3.63m x 3.35m)

BEDROOM TWO 10'0" x 11'0" (3.05m x 3.35m)

BEDROOM THREE 8'08" x 7'04" (2.64m x 2.24m)

FAMILY BATHROOM 6'03" x 7'07" (1.91m x 2.31m)

OUTSIDE

DRIVEWAY PROVIDING AMPLE PARKING

ATTACHED SINGLE GARAGE 8'03" x 17'06" (2.51m x 5.33m)

REAR GARDEN

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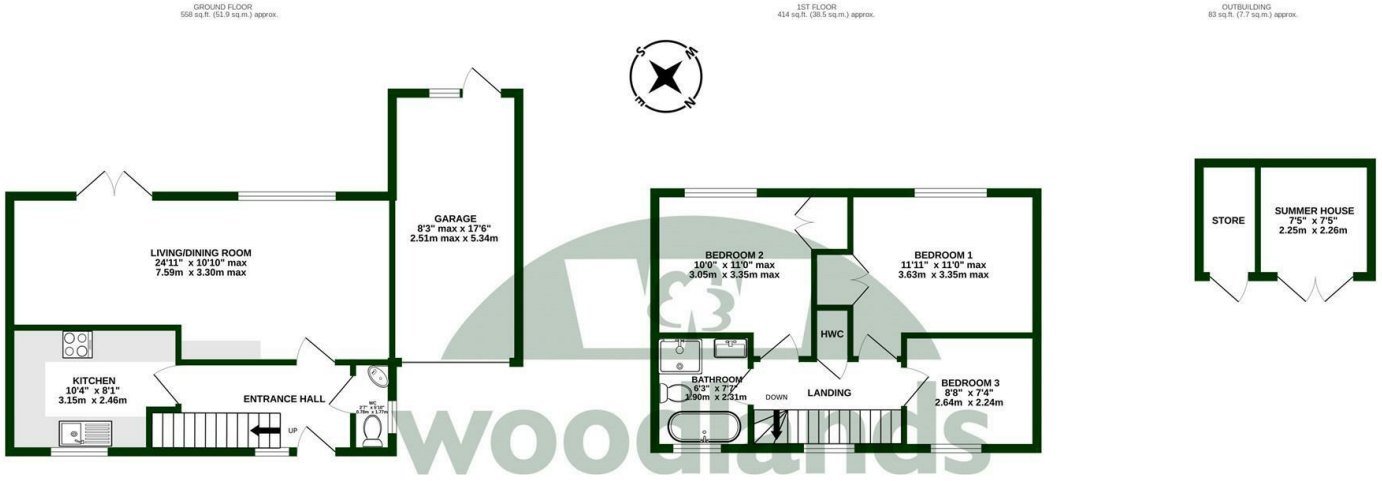

SUMMER HOUSE & STORE INCLUDED IN SQUARE FOOTAGE MEASUREMENT

TOTAL FLOOR AREA : 1055 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION: The property is situated in a cul-de-sac location offering good access for local shops, schools and Littlehaven Railway Station. There are also good road links for the A264 for Dorking, Crawley and Gatwick. Horsham town centre is easily accessible via a short drive or regular bus services into town. Here you will find a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is the Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. You will also find an additional Horsham main line train station with services to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

DIRECTIONS: From Horsham town centre take the road towards Crawley, past the station and over the railway bridge, at the roundabout take the third exit into Harwood Road, at the next roundabout take the third exit which is a continuation of the Harwood Road, follow this road to the traffic lights and go straight over, then take the first turning on the left into Shepherds Way. Take the first left into Greenfields Road. Take the first left into Coppice Road. At the end, turn left into Maple Close.

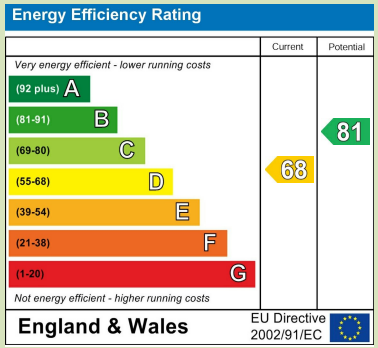
COUNCIL TAX: Band D.

EPC Rating: D.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.



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