



Fernden Farthings Walk Farthings Hill, Horsham

Guide Price £775,000

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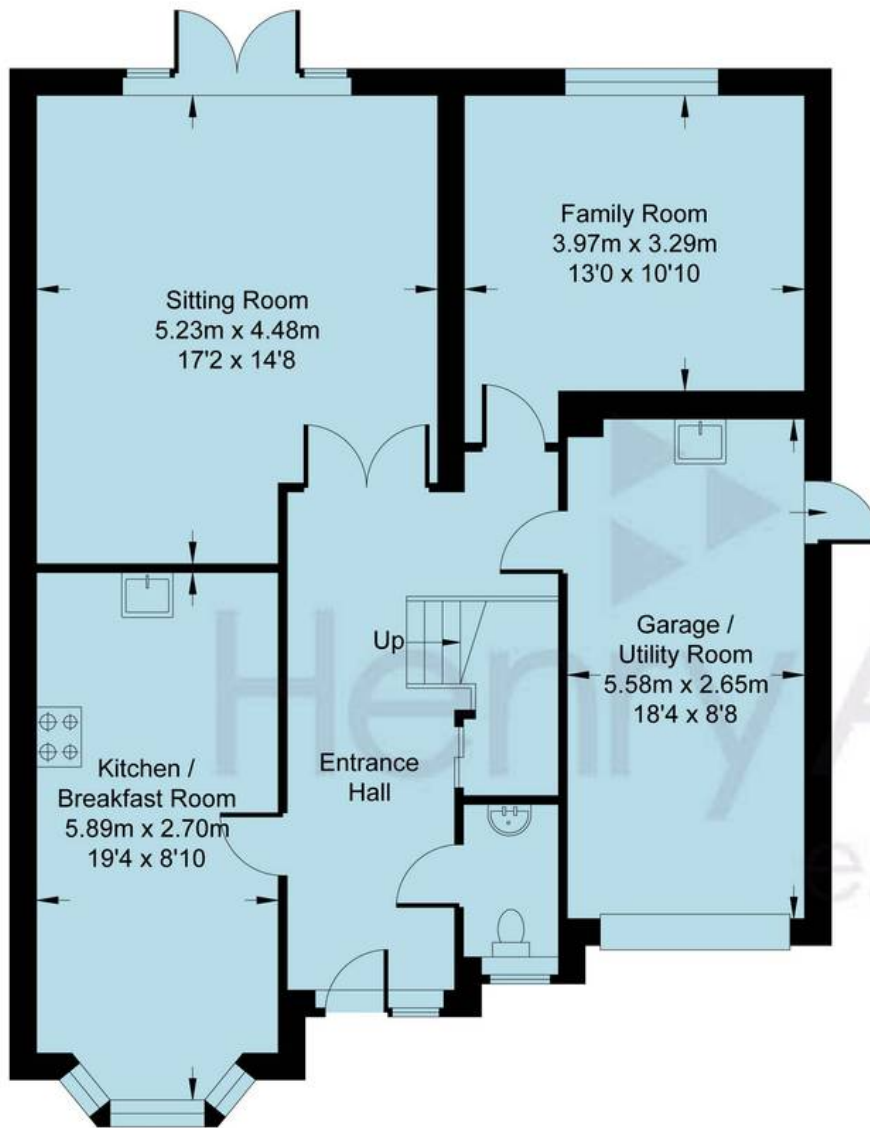
This impressive and **very well-presented four-bedroom detached house**, built in 2011, is situated on a **sought-after and exclusive road** and offers spacious and versatile accommodation ideal for modern family living.

The property is welcomed by a **spacious entrance hallway**, providing a bright and inviting introduction to the home and giving access to the principal ground-floor rooms. The ground floor features a **contemporary kitchen/breakfast room with integrated appliances, two spacious reception rooms**, and a convenient **ground-floor WC**, providing excellent flexibility for modern family living, relaxation and entertaining. The kitchen/breakfast room provides an ideal space for family meals and everyday living, while the two reception rooms offer versatile options for entertaining, relaxing, or use as a family room or home office. French doors from the main living area lead directly to the rear garden, seamlessly blending indoor and outdoor living.

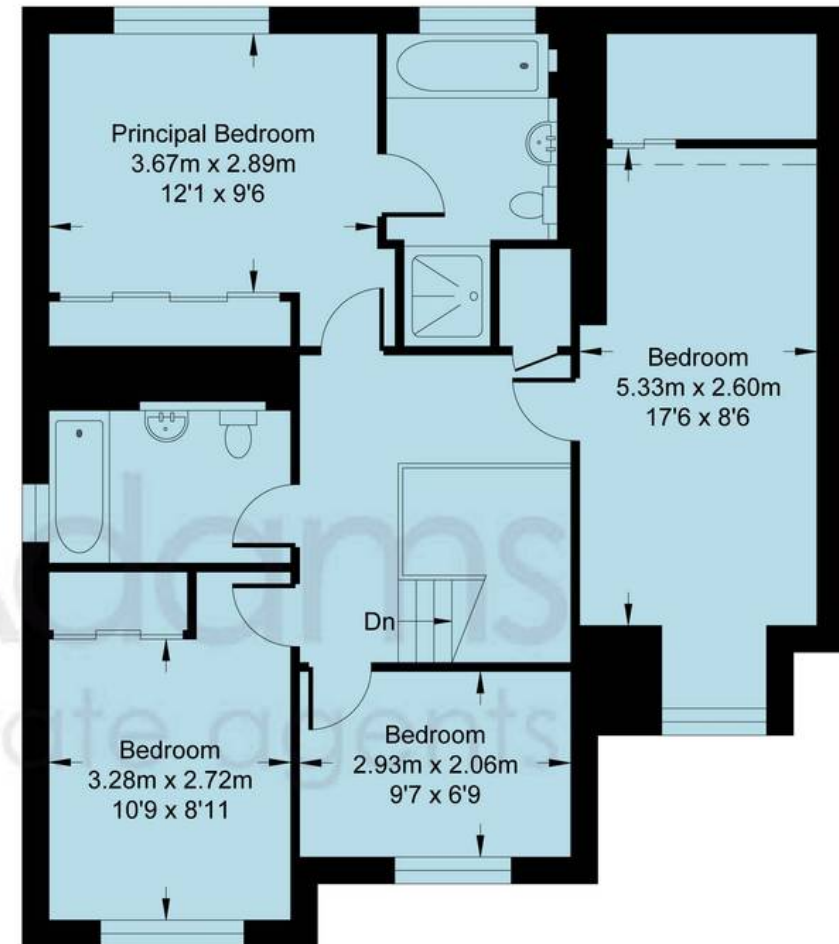
Upstairs, the principal bedroom benefits from its own en-suite bathroom, complemented by three further bedrooms and a family bathroom, ensuring comfort and privacy for all residents. Additional benefits include a garage and driveway parking, providing ample space for vehicles. **The property also benefits from approved planning permission for a proposed extension, offering an exciting opportunity for future owners to further enhance and personalise the accommodation.**







GROUND FLOOR



FIRST FLOOR

Fernden, Farthings Walk

Approximate Internal Area = 1563.88 sq ft / 145.29 sq m

Garage = 159.20 sq ft / 14.79 sq m

Total = 1723.07 sq ft / 160.08 sq m

For identification only - not to scale



The outside space is equally appealing, with a **private and well-maintained rear garden** accessible via French doors from the main living area. This attractive outdoor space provides a secure and tranquil setting for children to play, entertaining guests or simply relaxing and enjoying the garden. The property is further complemented by a practical garage and driveway providing additional parking. The front of the house offers attractive kerb appeal with neatly maintained borders and a welcoming approach.

Ideally situated close to well-regarded schools and a wide range of local amenities, the property is perfectly positioned for families seeking both convenience and a peaceful residential setting. Local parks, shops and everyday facilities are all within easy reach, making this a highly desirable location for modern family living.

Combining a **spacious entrance hallway**, ground-floor WC, contemporary kitchen/breakfast room with integrated appliances, two reception rooms, four bedrooms, en-suite facilities, attractive outdoor space, garage and driveway parking, together with **approved planning permission for an extension**, this **very well-presented family home** offers an excellent opportunity for those seeking comfort, space and potential for the future.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.