

129 Redford Avenue, Horsham, RH12 2HH

Guide Price £550,000

COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent









Tenure: Freehold

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

A beautifully presented and thoughtfully extended three bedroom semi-detached family home, situated in a highly sought-after residential location on the popular west side of Horsham. Ideally positioned less than a mile from Horsham town centre, the property is within easy reach of highly regarded primary and secondary schools, as well as the picturesque Boldings Brook riverside walk. The spacious and stylishly finished accommodation comprises a welcoming entrance hall, cloakroom, sitting room, an impressive open plan kitchen/dining room with vaulted ceiling and high specification Howdens kitchen, and a separate utility room. On the first floor are two generous double bedrooms, a further single bedroom and a beautifully appointed contemporary shower room. Outside, the property benefits from a generous driveway providing ample off-road parking, a detached garage and a landscaped, private rear garden with several seating areas, a covered pergola and a versatile garden studio with power and lighting.

Entrance Hall A large and welcoming entrance hall with side aspect window, radiator, downlighting and a useful understairs storage cupboard. Stairs rise to the first floor landing, with doors opening to the sitting room, cloakroom, kitchen/dining room and utility room.

Cloakroom Low level WC withdual flush, vanity wash hand basin with mixer tap above and storage beneath, heated towell radiator, side aspect window, and downlighting.

Sitting Room A beautifully presented sitting room with a large front aspect window providing plenty of natural light. An attractive wood-burning stove with slate hearth creates a central focal point, complemented by herringbone hardwood block flooring, a radiator and downlighting.

Kitchen/Dining Room A superb open plan kitchen/dining room forming part of the extension, creating a wonderfully spacious and sociable heart of the home. The kitchen benefits from a vaulted ceiling with Velux windows, downlighting and additional wall lighting, while the adjoining dining area comfortably accommodates a large dining table. The stylish Howdens kitchen comprises an extensive range of eye and base level cabinets and drawers, finished in a warm grey with complementary worktops over. There is a composite one and a half bowl sink and drainer with mixer tap, together with space for an American-style fridge/freezer with surrounding cabinetry. Clever storage solutions include a pull-out pantry, two corner carousel cupboards, a bottle rack and a large corner larder cupboard with internal lighting, shelving and power point. High specification integrated Neff appliances include a high-level convection oven, a Slide & Hide electric oven, dishwasher and induction hob with extractor hood above. The dining area has downlighting, a radiator and multiple power points, with doors opening to the entrance hall and utility room.

Utility Room A particularly useful utility room, comprising a range of base level cabinets with worktop over and space and plumbing for a washing machine. There is a wall-mounted gas-fired boiler, space for coats and shoes, downlighting and a side aspect window. Doors open to the entrance hall and rear garden.

First Floor Landing Stairs rise from the entrance hall to the first floor landing, which has a side aspect window, radiator, downlighting and doors to all bedrooms and the shower room. A loft hatch provides access to the roof space, which we understand offers potential for conversion, subject to the necessary consents.

Principal Bedroom A generously proportioned double bedroom with front aspect window, radiator and downlighting.

Bedroom Two A further spacious double bedroom with rear aspect window overlooking the garden, radiator and downlighting.

Bedroom Three A single bedroom with front aspect window, radiator, downlighting and a useful fitted cupboard.

Shower Room A beautifully appointed contemporary shower room comprising an oversized walk-in shower with mixer controls, handheld shower attachment and rainfall showerhead, a low-level WC with concealed dual flush, and a vanity wash hand basin with mixer tap and storage beneath. Further features include a heated towel radiator, contemporary flooring, downlighting, extractor fan and side and rear aspect windows.

Outside
To the front there is a recently laid tarmac driveway with block paved border creating off road parking for multiple cars and giving access to the single garage. The garage has power and lighting, as well as a powered roller door. The rear garden enjoys a good degree of privacy and has been thoughtfully landscaped to provide a variety of attractive seating and entertaining areas. Immediately adjoining the house is a paved patio, bordered by red brick retaining planters, with steps rising to an area of lawn. A stepping stone path lead to a timber-built garden studio, which benefits from power and lighting and offers a versatile space, ideal for a home office, gym or children's playroom. A timber pergola sits on a raised composite deck, creating a further sheltered seating area, perfect for outdoor dining and entertaining.

EPC	- C
Council Tax Band	- D

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