

9 Kestrel Close, Horsham, RH12 5WD

In Excess of £500,000



A superbly refurbished 3 double bedroom semi detached house with optional downstairs en suite bedroom, driveway for 2 vehicles, corner plot garden and no onward chain.

The property is situated on a peaceful residential development, within close proximity of Gatwick Airport, railway station, highly regarded schools and beautiful country walks.

The accommodation comprises: entrance hallway, family/bedroom with ample fitted storage to include animal crate and re-modelled en suite shower room.

From the hallway a door leads into the well proportioned panelled sitting/dining room with space and wiring for TV and bi-folding doors onto the garden.

The kitchen has been skilfully designed and provides a perfect space to entertain in and benefits from bi-folding windows onto a potential 'bar area'.

The kitchen has been refitted with an attractive range of Shaker style units, pantry unit and Quartz work surfaces. The integrated appliances include range cooker with induction hob, extractor, microwave, wine cooler, fridge/freezer and dishwasher. Off the kitchen there is a useful utility room with drying rack, freezer and washing machine and separate dryer.

A staircase from the hallway leads to the first floor. The principal bedroom is equipped with fitted wardrobes, feature wall with TV, suspended ceiling with recessed LED lighting, floating side tables and electric operated curtains.

The 2nd bedroom is fitted with a fantastic range of fitted wardrobes and benefits from access into the insulated and partially boarded and racked loft with pull-down ladder.

The panelled 3rd bedroom is comfortably a double and the great sized and beautifully fitted bath/shower room with Italian porcelain tiling completes the first floor accommodation.

Benefits include: new double glazed windows, brand-new gas fired central heating system (combination boiler located in the loft), column radiators, re-wired to include LED lighting and pendant light fittings, re-plastered, re-decorated, new flooring and carpeting, blinds, new internal doors and RING doorbell and camera.

A driveway provides parking for 2 vehicles with power supply and hot and cold water feed.

The 33' x 26' corner plot garden with privacy is lawned with paved patio, power supply, timber framed shed and side access.

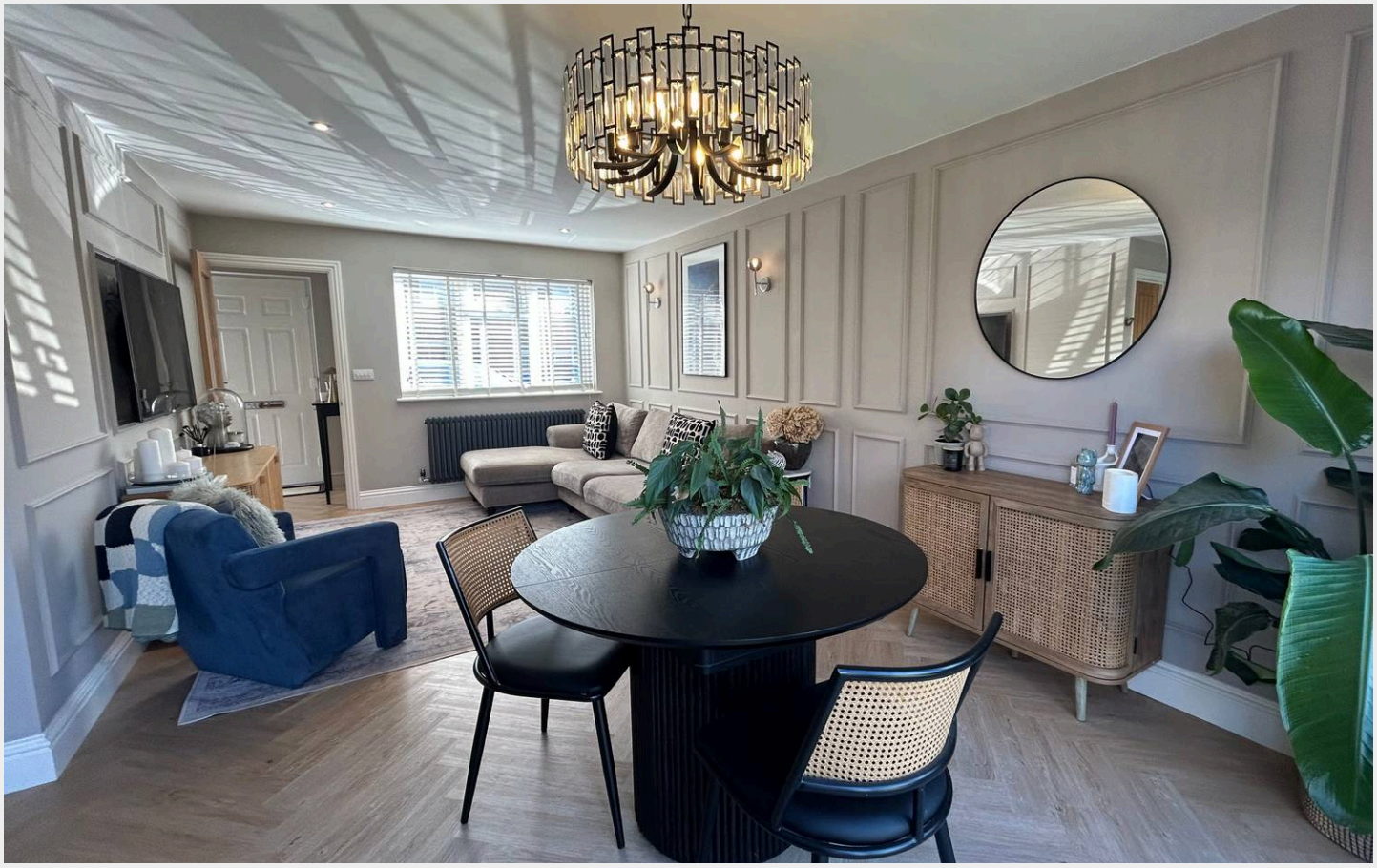
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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- 3 double bedrooms plus downstairs bedroom with en suite
- 1-2 reception rooms
- Fantastic semi detached house built in the 1970s and refurbished to high standard
- Driveway for 2 vehicles with power supply and hot and cold feed
- Corner plot garden with privacy
- Potential to convert the loft
- No onward chain
- Utility room
- Peaceful and conveniently located development
- Striking distance of railway station, Gatwick Airport, shopping facilities and country walks





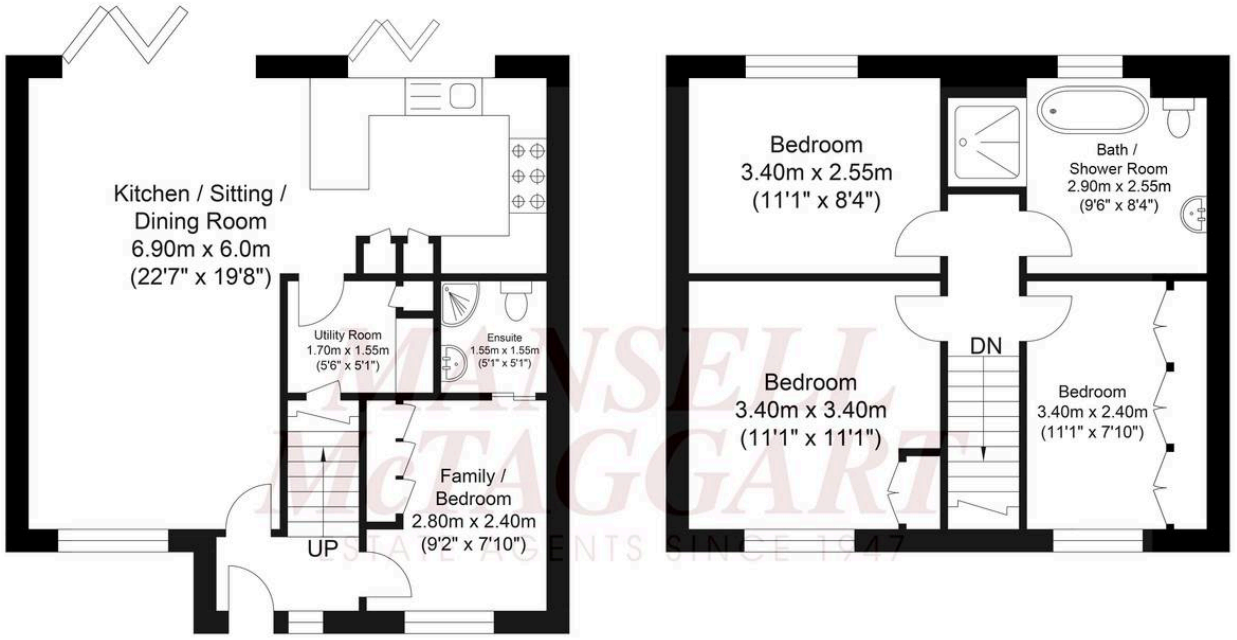







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Ground Floor
Approximate Floor Area
497.07 sq ft
(46.18 sq m)

First Floor
Approximate Floor Area
445.62 sq ft
(41.40 sq m)

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Approximate Gross Internal Area = 87.58 sq m / 942.70 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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