



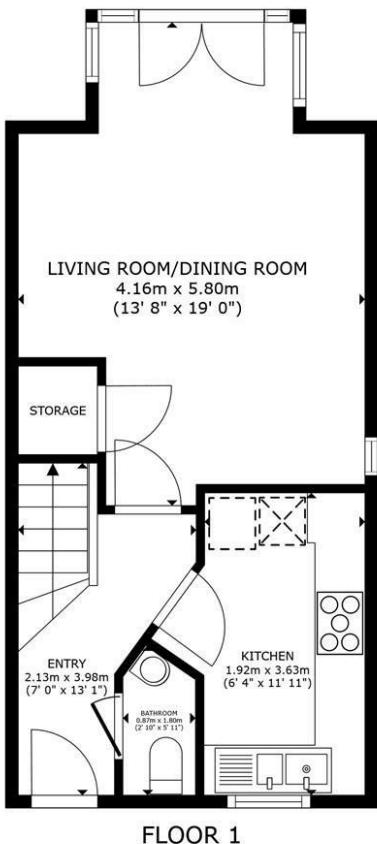
## 10 BUCK WAY HORSHAM

£475,000  
FREEHOLD

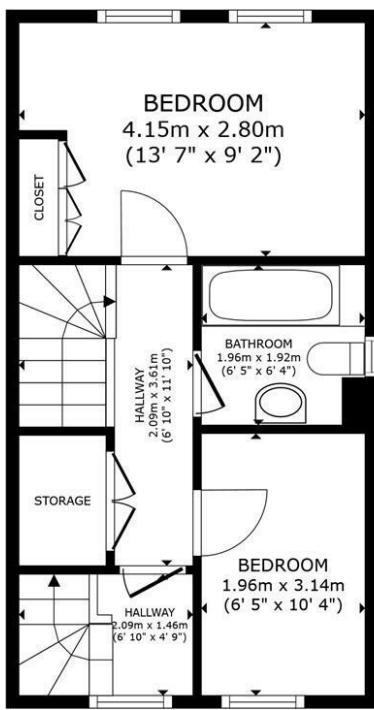
- SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- MASTER BEDROOM WITH EN-SUITE AND BUILT IN WARDROBES
- GARDEN FEATURING ARTIFICIAL LAWN, MODERN DECKING AND OUTSIDE KITCHEN/ENTERTAINING AREA
- GUIDE PRICE £475,000 - £500,000

- DRIVEWAY AND GARAGE
- BEAUTIFUL LOUNGE DINER WITH FRENCH DOORS OUT TO THE LANDSCAPED GARDEN
- TWO FURTHER GOOD SIZED BEDROOMS, THE SECOND ALSO WITH BUILT IN STORAGE
- VIEWINGS HIGHLY ADVISED
- BEAUTIFULLY MAINTAINED BY THE CURRENT OWNERS

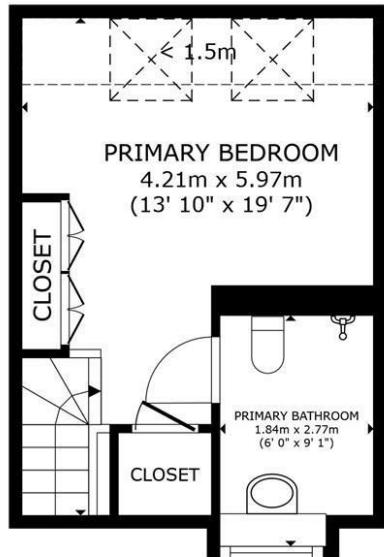




FLOOR 1



FLOOR 2



FLOOR 3

ELTONS

GROSS INTERNAL AREA  
 FLOOR 1 36.1 m<sup>2</sup> (388 sq.ft.) FLOOR 2 33.5 m<sup>2</sup> (360 sq.ft.) FLOOR 3 22.2 m<sup>2</sup> (239 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 3.4 m<sup>2</sup> (36 sq.ft.)  
 TOTAL : 91.8 m<sup>2</sup> (988 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport®



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		95
(81-91) B	84	
(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

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