



2 Macleod Road
Horsham, West Sussex, RH13 5JL
Guide Price £385,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Conveniently located within a mile of Horsham town centre and just over half a mile from Horsham station is this well presented and enhanced three bedroom semi-detached family home. Situated on a corner position, the property features a large front garden with side gated access to a drive providing off road parking and leading to a detached garage. The property itself is double glazed and has a modern gas-fired heating system to radiators, and the accommodation comprises, on the first floor, a principal bedroom with an en-suite bathroom and two further bedrooms. Downstairs, an entrance hall gives access to a comfortable sitting room, a kitchen/dining room and a rear lobby off which is a cloaks/wet room. The property enjoys the benefit of a rear garden which has a sunny Southerly aspect. The property lies within the catchment of the Forest and Millais secondary schools as well as Heron Way primary school.

The accommodation comprises:

Frosted double glazed **Front Door** to

Entrance Hall
Radiator, wood flooring, door to

Sitting Room
Double glazed bay front aspect. Chimney breast with fireplace recess having a tiled inlay with wooden surround and mantle, picture rail, radiator, coved and textured ceiling, under stairs cupboard.

Kitchen/Dining Room
Double glazed rear aspect. Fitted with a range of base and wall mounted cupboards and drawers with complementing worktop surfaces incorporating a single drainer stainless steel sink with chromium monobloc tap, four ring electric hob with concealed filter hood over, Lamona electric oven, tiled splashback, space and plumbing for washing machine and space for a fridge/freezer, ceramic tiled flooring, coved and textured ceiling. Door to

Rear Lobby
Double glazed door to outside.

Cloaks/Wet Room
Frosted double glazed rear aspect. Low level WC, wall mounted wash hand basin, shower area with wall mounted Triton T80 XI electric shower unit, wall bracket and hand shower, radiator, chromium towel rail, tiled walls.

From the Entrance Hall a turning staircase rises to the

First Floor Landing
Double glazed side aspect, loft hatch.

Bedroom 1
Double glazed bay front aspect, radiator, picture rail, coved and textured ceiling, cast iron fireplace, shelved cupboard. Door to

En-Suite Bathroom
Frosted double glazed front aspect. Fitted with a white suite comprising panel bath with chromium mixer tap, chromium thermostatic shower control, wall bracket and hand shower, shower screen, back to wall WC, vanity wash hand basin with chromium mixer tap and cupboard under, ceramic tiled walls and flooring, chromium towel warmer, extractor fan.

Bedroom 2
Double glazed rear aspect. Picture rail, cast iron fireplace, coved and textured ceiling.

Bedroom 3
Double glazed rear aspect, radiator, coved and textured ceiling.

OUTSIDE

Twin five bar gates open to a concrete driveway which provides hardstanding for 2 - 3 cars, leads to a detached single garage with up and over door.

Gated side access leads to the rear garden with side timber decked area, opening up to the rear garden which enjoys a sunny Southerly aspect comprises near full width Indian paved patio, lawn with trellis work to the rear and vegetable garden.

Council Tax Band D

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

