



**Oak Tree Way,
Horsham, RH13 6EQ**

**Offers Over
£480,000**

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**Residential sales, lettings,
land and new homes.**

LOCATION

Situated in a convenient residential setting, this attractive three-bedroom semi-detached home offers easy access to a range of local amenities, schools and everyday facilities. The property is well placed for local road links and public transport, making it an excellent choice for families, first-time buyers or those looking for a well-connected home.

ACCOMMODATION SUMMARY

The property offers well-proportioned accommodation arranged over two floors. The ground floor comprises an entrance hallway, downstairs WC, fitted kitchen and a generous 14'7" x 16'5" living room providing an excellent space for relaxing and entertaining. There is also a bright and versatile sunroom, measuring approximately 10'11" x 8'11" with access towards the garden.

To the first floor are three bedrooms, a family bathroom and landing. The home offers approximately 943 sq ft (87.6 sq m) of accommodation and provides a good balance of living and bedroom space with scope for modernisation and personalisation to suit individual tastes.

GARDENS & PARKING

The property occupies a generous plot and benefits from a driveway providing off street parking. There is also a garage measuring approximately 8'0" x 17'4", offering useful storage and further potential. The substantial outside space provides plenty of scope for gardening, outdoor entertaining and family enjoyment.

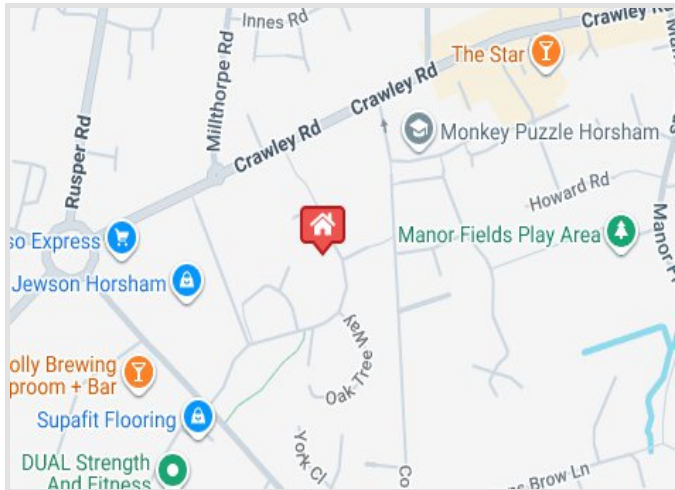




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website for property**



Map Location



EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	78

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has no been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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