

10 Hazelwood Road, Partridge Green, RH13 8EX

Guide Price £460,000 - £475,000

MANSELL McTAGGART
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10 Hazelwood Road

Partridge Green, Horsham

- 3 double sized bedrooms
- 2 reception rooms
- Well presented detached house built in the 1970s by Croudace Homes
- South east facing garden
- Driveway and garage
- Potential to further enlarge and convert garage
- No onward chain
- Peaceful location in popular village
- Close to transport links, schools, shopping facilities and country walks

Guide price £460,000 - £475,000 A peacefully located 3 double bedroom, 2 reception room detached house, built in thew 1970s by Croudace Homes with driveway for 1 vehicles, garage, south east facing garden and no onward chain.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D











A peacefully located 3 double bedroom, 2 reception room detached house, built in thew 1970s by Croudace Homes with driveway for 1 vehicles, garage, south east facing garden and no onward chain.

The accommodation comprises: entrance porch, well proportioned sitting room with feature gas fire and enlarged dining room with sliding doors onto the garden.

The kitchen is fitted with an attractive range of gloss units and space for domestic appliances. There is a useful pantry and understairs storage.

From the sitting room a staircase rises to the first floor.

The principal bedroom is equipped with fitted wardrobes.

There are 2 further good sized double bedrooms (1 large double and 1 small double) and modern bath/shower room with separate cloakroom.

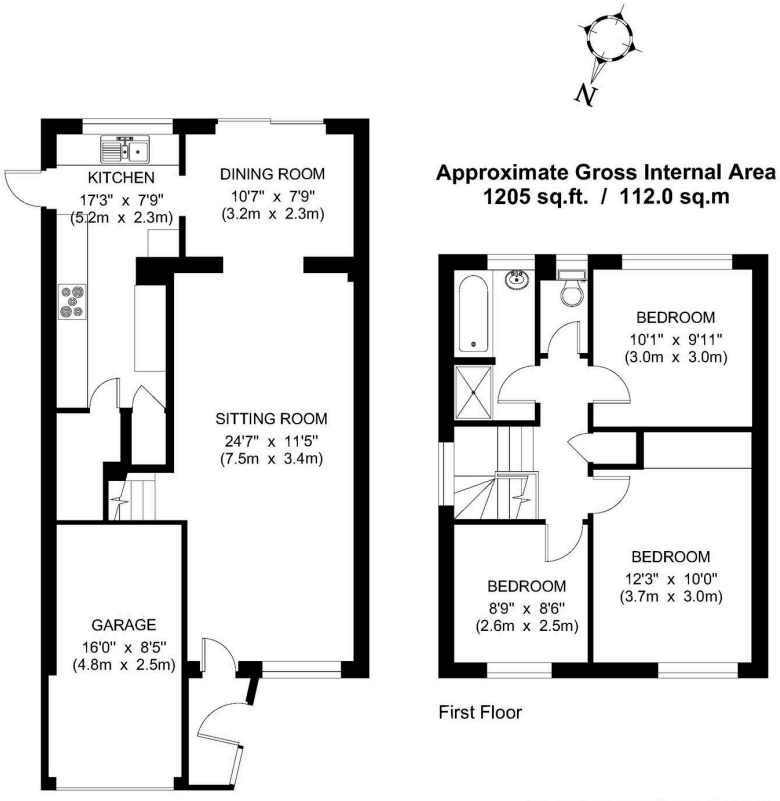
Benefits include double glazed windows, gas fired central heating to radiators (new boiler 2025) and new fencing and gate.

A driveway provides parking for 1 vehicle, leading to the garage which offers potential to convert if required and the driveway could be extended to create additional parking.

The 34’ x 30’ south east facing garden is predominantly lawned with Sandstone patio and side access.

Partridge Green is a popular village situated south of Horsham within easy access of the Downs Link bridleway. Within the village, there is a highly regarded Church of England primary school and the village is in the sought-after catchment area for Steyning Grammar School. Everyday needs are catered for with a host of local shopping, including a Co-op store, Post Office, bakery, hairdresser's, butcher's, fish and chip shop and a small petrol station. Community facilities are well accommodated with a village hall, tennis club, GP surgery and a veterinary practice. Partridge Green has its own active football clubs with both adult and junior teams. Two highly acclaimed public houses provide a warm welcome and delicious dining. The village is home to the Sussex Gold Rapeseed oil - grown, pressed and bottled in Partridge Green. Finally Brighton, Horsham and Gatwick Airport are within a reasonable driving distance.





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