



49 Woodlands Way, Horsham, RH13 9TF
Guide price £565,000



SELLERS ONWARD CHAIN COMPLETE.

A substantially extended detached bungalow, set on a leafy bold plot, located in a quiet residential no through road in sought after Southwater.

Accommodation delivers a welcoming entrance hallway with fitted airing cupboard and ladder access to a large boarded loft space. Three of the bedrooms can take a double bed and the fourth is a good size single, all of which are serviced by two shower rooms and a separate WC. There is a generous through lounge/dining room with sliding patio doors to a stunning, beautifully landscaped sunny aspect rear garden. The residence is completed with a good size fitted kitchen/breakfast room, which also has space for a home office work station and a second set of sliding doors to the rear garden.

The rear garden is a true joy and has been lovingly established over decades of hard work, including a manicured lawn, mature planted borders, paved steps and patio area, space for a good size shed and secure gated side access to the front of the property. Here you will find a large sweeping driveway with a detached garage with power and light, off street parking for multiple vehicles, another lawn with centrally planted Acer and a further selection of well established trees, including Willow and Oak.

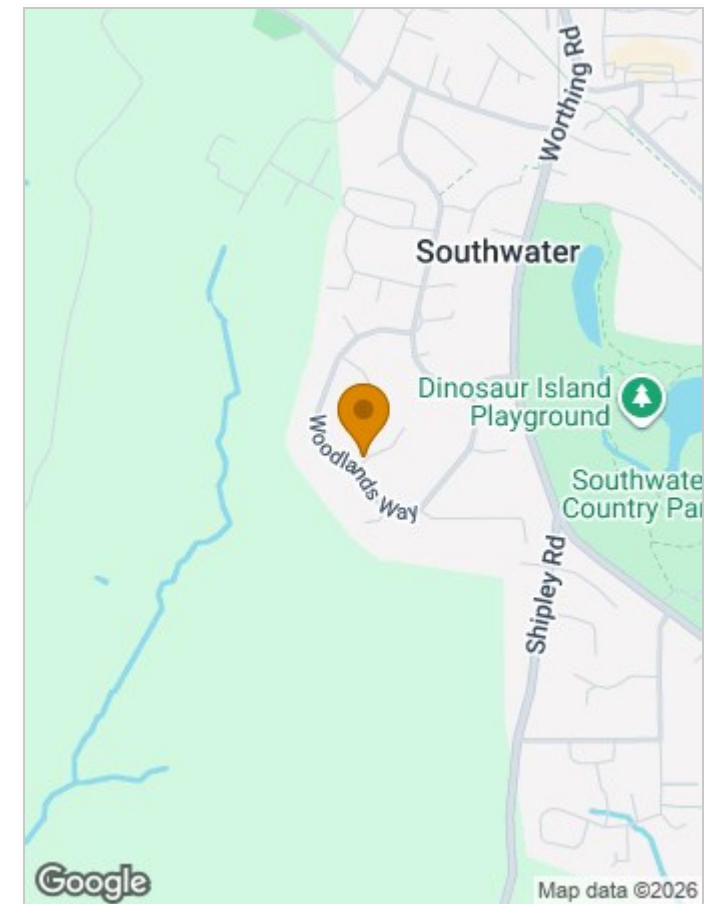
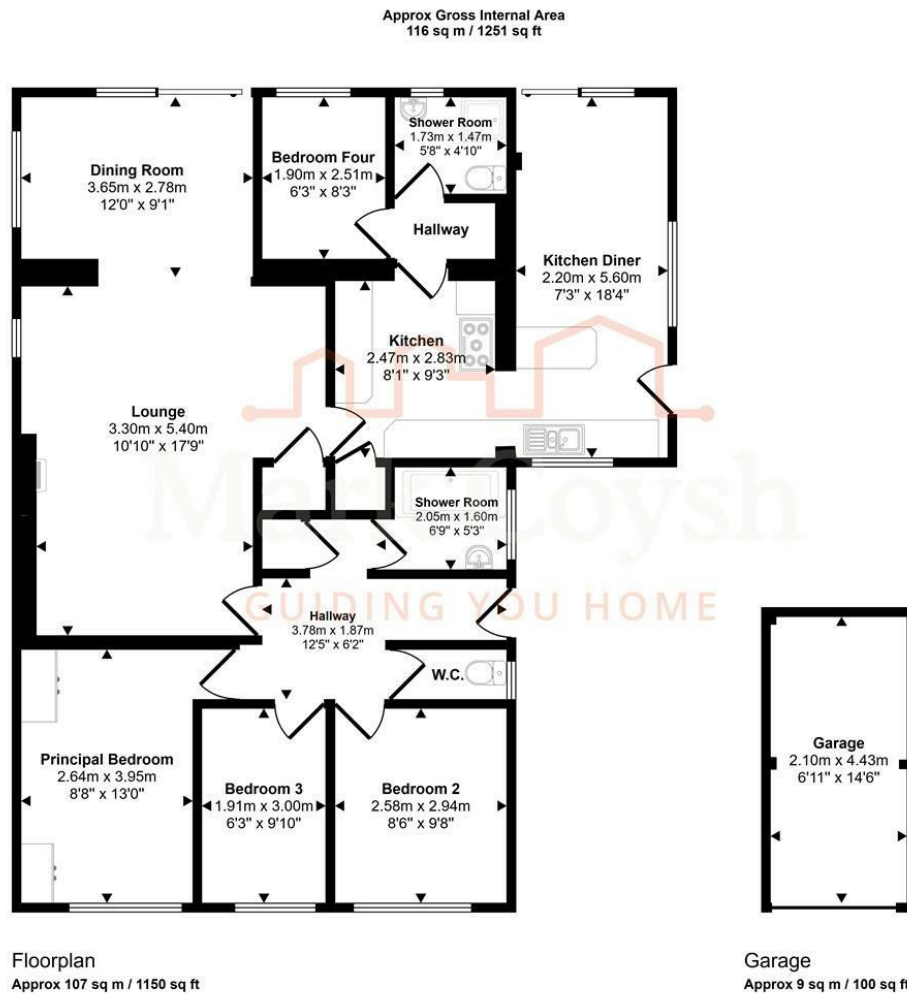
Woodlands Way is ideally located with access to the nearby Country Park, where there is a lake, cafe and fantastic children's play area. The local schools are well regarded and there is a handy parade of shops close by, which also





includes a doctors surgery, a Co Op and a cafe. For a wider selection of shops, bars, restaurants and social facilities, Horsham Town Centre is a short drive/bus away. However, if you are looking to escape the hustle and bustle of daily life, miles and miles of open countryside is at your beck and call.

****Please note, the estate agent selling this property is a family member****



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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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