



Connells

Cambridgeshire Walk
Faygate Horsham



Property Description

Located on a good sized corner plot and designed with modern living in mind, this beautifully presented property features a large, welcoming lounge, a stylish fitted kitchen/dining room with ample space for dining and socialising, a separate utility room and a dedicated home office. The layout provides a good degree of versatility with double doors between the lounge and kitchen/dining room providing the option of either open-plan living or clearly defined spaces and patio doors leading out to the rear garden.

Upstairs, the main bedroom enjoys the added privacy of its own en-suite shower room, while the remainder of the bedrooms are served by a modern family bathroom. The current owners have transformed one of the bedrooms into an impressive dressing room with extensive fitted storage, although it could easily revert to a bedroom if required.

Outside, the enclosed rear garden combines areas of lawn and patio, creating a wonderful space for al fresco dining, entertaining guests or simply relaxing with the family. The garden also benefits from direct access to the garage and driveway, which provide practical storage and off-road parking.

Kilnwood Vale is a popular choice for both families and commuters alike, thanks to its nearby open green spaces, walking routes, schools and excellent transport connections to the surrounding areas.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

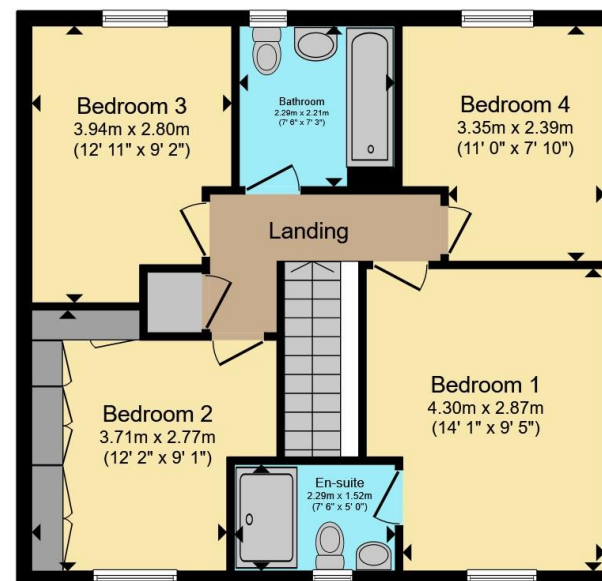








Ground Floor



First Floor

Total floor area 127.4 m² (1,371 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01403 256 331
E horsham@connells.co.uk

31-31A Carfax
HORSHAM RH12 1EE

EPC Rating: B Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/HSH407643



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HSH407643 - 0004