



27 CAFFYN PLACE HORSHAM

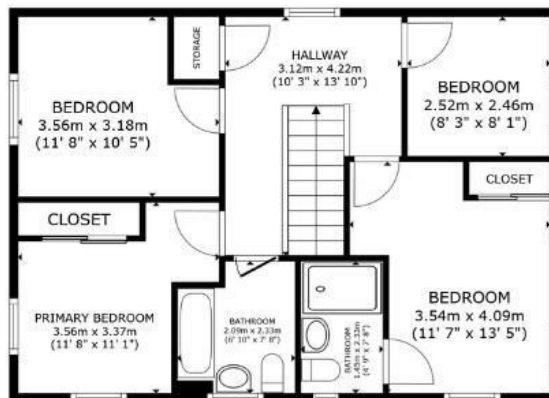
£700,000
FREEHOLD

- ****NO ONWARD CHAIN****
- **LARGE DRIVEWAY SUITABLE FOR MULTIPLE VEHICLES**
- **MASTER BEDROOM WITH BUILT IN WARDROBES AND ENSUITE**
- **BAY FRONTED LOUNGE**
- **SEPARATE UTILITY ROOM AND DOWNSTAIRS W/C**
- **ATTRACTIVE FOUR BEDROOM DETACHED FAMILY HOME**
- **GARAGE WITH DIRECT ACCESS INTO GARDEN**
- **STUNNING KITCHEN DINER WITH INTEGRATED AEG APPLIANCES**
- **GARDEN FEATURING TWO PATIOS, LAWN AND MATURE BORDERS**
- **HIGHLY SOUGHT AFTER SCHOOL CATCHMENT**





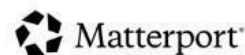
FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 66.6 m² (717 sq.ft.) FLOOR 2 62.5 m² (673 sq.ft.)
TOTAL : 129.1 m² (1,389 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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