

73 Curzon Avenue, Horsham, RH12 2LA

FREEHOLD

Guide Price £650,000

Est. 1988









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Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

Situated on the West side of Horsham on the popular Davis Estate, within walking distance of the town and local schools, is this detached family house positioned on the corner of Curzon Avenue and Farm Avenue and as such, benefiting from a large corner plot. Extended in the past, the property features spacious and flexible accommodation on two levels and comprises on the first floor, four bedrooms, a bathroom and separate toilet, and on the ground floor, an entrance hall, with a cloakroom, a modern fitted kitchen and a separate utility room. The living area comprises a spacious sitting room with sliding doors opening up to a separate dining room. The property has double glazed replacement windows and features a modern gas fired heating system to radiators. To the side of the property there is access to a driveway providing off road parking and leading to a tandem length garage. The property offers great potential and scope for any discerning purchaser to make their own mark and as such, the vendors sole agent Courtney Green strongly recommends an internal inspection to appreciate the size and potential of this family home.

UPVC **Front Door** to

Entrance Hall Frosted double glazed side aspect, radiator with shelf, under stairs cupboard with window, cupboard housing gas meter, electric meter cupboard.

Sitting Room Double glazed double aspect to the side and rear. Bay front aspect, two radiators, stone fireplace with slate hearth, arched display recess, door to entrance hall, glazed sliding doors to

Dining Room Double glazed rear aspect, radiator, door to utility room.

Kitchen Double glazed side aspect. Fitted with a range of base and wall mounted cupboards and drawers in modern cream shaker style finish and having complementing light wood effect worktop surfaces with blue ceramic tiled splashback, touch control electric hob, stainless steel filter hood over and stainless steel splashback, Bosch electric oven, 1 1/2 bowl single drainer stainless steel sink with chromium monobloc tap, LED underlighting, pull out larder cupboard, space for a fridge freezer, downlighting, limed wood effect laminate flooring, wall mounted Intergas boiler, opening to

Utility Area Double glazed rear aspect and double glazed door to the side. Worktop with cupboard under, space and plumbing for washing machine, limed wood laminate flooring, downlighting.

Cloakroom Frosted double glazed side aspect, low level WC, vanity corner wash hand basin with cupboard under, chromium mixer tap, chromium towel warmer, laminate wood flooring, downlighting.

From the **Entrance Hall** the staircase rises to the

First Floor Landing Double glazed side aspect. Double width cupboard, loft hatch with ladder.

Bedroom 1 Double glazed bay front aspect, radiator.

Bedroom 2 Double glazed side aspect. Radiator, double width and single wardrobe cupboards with overhead storage.

Bedroom 3 Double glazed rear aspect. Radiator, two wall lights, two double width wardrobe cupboards and overhead storage.

Bedroom 4 Double glazed front aspect, radiator, double width cupboard and overhead storage.

Bathroom Frosted double glazed rear aspect. Fitted with a white suite comprising panel bath with chromium mixer tap and shower attachment, pedestal wash hand basin, shower cubicle with chromium thermostatic shower control, wall bracket and hand shower, concertina glass screen, glass shelf, shaver light, tiled walls, radiator, mirrored cabinet.

Separate WC Low level WC, corner vanity wash hand basin, chromium mixer taps and cupboard under, mirrored cabinet, chromium towel warmer, limed wood effect laminate flooring, extractor fan.

OUTSIDE

A crazy paved stone path with areas of lawn either side and mature Silver Birch with shrub borders leads to the front door. Side path and gate leads to the enclosed rear garden which is of a good size and is laid primarily to lawn with raised crazy paved path and extensive paved patio. Bordering to one side are mature conifers. Gated rear access leads to an area of hard standing and tandem length garage divided into two with power and light and door to the garden.

Council Tax Band - F

EPC Band - C

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Approximate total area(1)

1399 ft²

130 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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