



20 Snowdrop Way, Horsham, RH12 6AW

Guide Price **£435,000 - £450,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms (2 doubles and 1 single)
- High specification and immaculately presented semi detached house
- Built in 2024 by Cala Homes with remainder of 10 year new build guarantee
- Driveway for 3 vehicles, car barn and EV charge point
- Principal bedroom with en suite and fitted wardrobes
- Garden with privacy
- Popular and conveniently located development
- Close to schools, walks, transport links and Horsham town centre

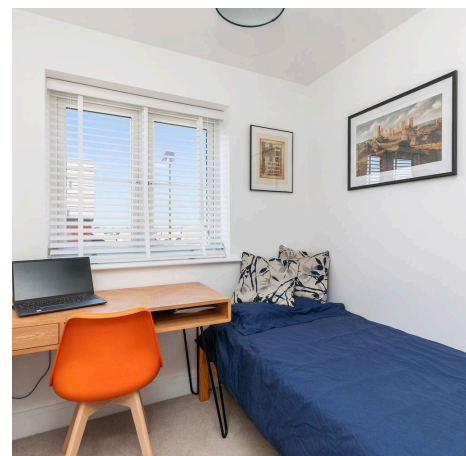
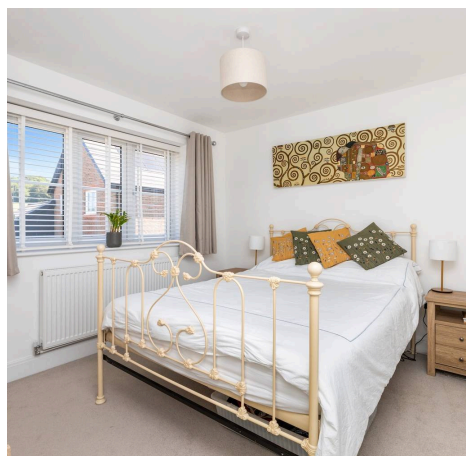
A beautifully presented and conveniently located 3 bedroom semi detached house, built in 2024 by Cala Homes to their 'Hawksbuorne' design with en suite, driveway for 3 vehicles, car barn and garden with privacy.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





A beautifully presented and conveniently located 3 bedroom semi detached house, built in 2024 by Cala Homes to their 'Hawksbuorne' design with en suite, driveway for 3 vehicles, car barn and garden with privacy.

The property is situated on a popular development, close to highly regarded schools, major transport links, shopping facilities and country walks.

The accommodation comprises; entrance hallway with storage, cloakroom and sitting room with French doors onto the garden.

The kitchen/dining is fitted with an attractive range of units and integrated appliances that include oven, hob, extractor, fridge/freezer, washing machine/dryer and dishwasher.

On the first floor there is a principal bedroom with fitted wardrobes and en suite shower room.

There are 2 further good sized bedrooms (1 double and 1 single) and family bathroom.

Benefits include remainder of 10 year new build guarantee, double glazed windows, gas fired central heating to radiators (boiler located in kitchen/dining room), fibre-optic broadband and Amtico flooring.

A brick paved driveway provides parking for 3 vehicles with car barn and EV charge point.

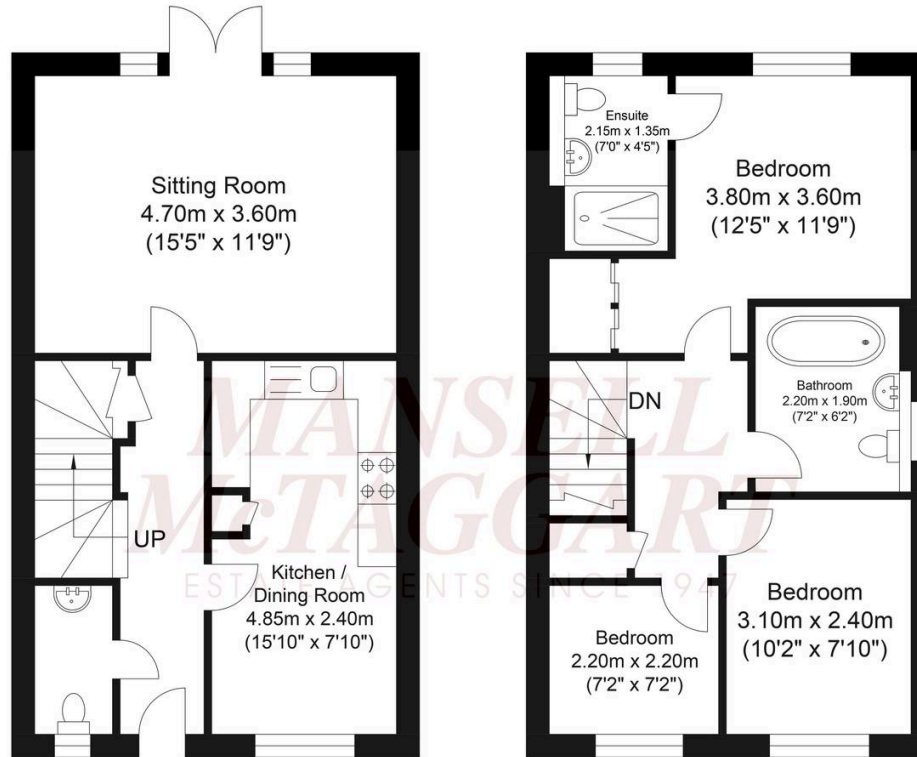
The 32' x 26' rear garden offers a good degree of privacy and is predominantly lawned with border, paved patio, timber framed shed and side access.

NB. Site charge £300 per annum.

Managing agents: Pinnacle.

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Ground Floor
 Approximate Floor Area
 432.60 sq ft
 (40.19 sq m)

First Floor
 Approximate Floor Area
 432.60 sq ft
 (40.19 sq m)

Approximate Gross Internal Area = 80.38 sq m / 865.20 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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