



42 Forest Road, Horsham, RH12 4HJ

In Excess of £700,000



A greatly improved 3 double bedroom detached bungalow, built in the 1930s and subject of an extensive renovation by the seller with driveway for 4 vehicles, superb open plan 21'11" x 21'9" kitchen/sitting/dining room and landscaped south facing garden with privacy.

The property is situated in a conveniently location, close to highly regarded schools, major transport links, shopping facilities and stunning country walks.

The accommodation comprises: impressive 21'11" x 21'9" vaulted kitchen/sitting/dining room with bi folding doors onto the garden. The kitchen has been refitted with an attractive range of Shaker style units, Quartz work surfaces and 3 meter island that seats at least 4. The integrated appliances include 2 Neff 'hide and slide' ovens, wine cooler, Bora induction hob with built-in external extractor, dishwasher and space for American fridge freezer. Off the kitchen there is a plant/utility room with side access.

A pair of inter-connecting doors lead into the family room/study/occasional bedroom.

The inner hallway with ample storage provides access into the part boarded loft with potential to convert into further accommodation. On request there are architect and engineer drawings for a potential permitted development loft conversion which would create an additional 2 bedrooms and bathroom.

From the hallway there are 2 bay fronted double glazed windows with plantation shutters, further double bedroom and modern family bath/shower room.

Benefits include double glazed windows, air source heat pump which supplies the heating and hot water (fully electric), remote-controlled Velux windows with auto-close rain sensors, shutters, under floor heating (wet system) to the kitchen/sitting/dining room, new flooring and carpeting and re-wired.

A driveway provides parking for 4 vehicles.

The 62' x 36' south facing garden is a feature and offers an excellent degree of privacy and a perfect sunny environment throughout the day. The garden has been sympathetically landscaped and is predominantly lawned with well stocked and established borders containing cherry blossom and Japanese banana leaf tree and side access. A substantial Sandstone patio with pergola and lighting is ideal for entertaining and a further paved seating area with pergola is accessed via a decked path and is located to the rear of the plot.

A greatly improved 3 double bedroom detached bungalow, built in the 1930s and subject of an extensive renovation by the seller with driveway for 4 vehicles, superb open plan 21'11 × 21'9 kitchen/sitting/dining room and landscaped south facing garden with privacy.

Council Tax band: TBD

Tenure: Freehold

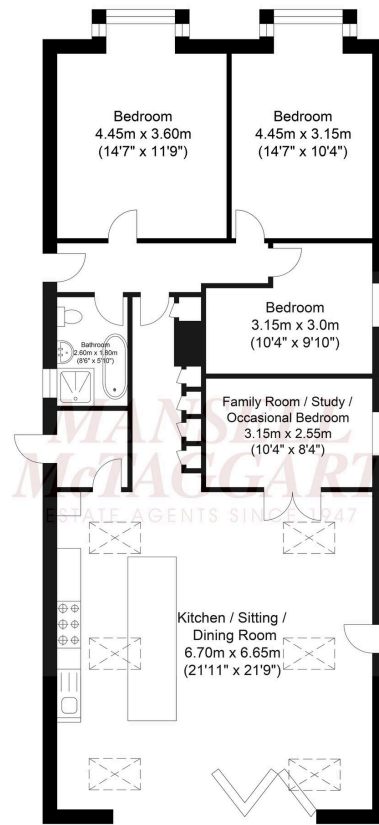
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- 3 double sized bedrooms (2 bay fronted)
- Superbly improved and skilfully enlarged by seller
- Built in the 1930s
- Driveway for 4 vehicles
- Landscaped south facing garden with privacy and ideal for entertaining with 2 seating areas
- Vendor suited and 'turn-key' condition
- Conveniently located for schools, walks, shops and transport links
- Drawings available for a loft conversion which would create 2 bedrooms and bathroom
- Impressive 21'11 x 21'9 vaulted kitchen/siting/dining room with bi folding doors onto the garden







Approximate Floor Area
1164.65 sq ft
(108.20 sq m)

Approximate Gross Internal Area = 108.20 sq m / 1164.65 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE

01403 263000

horsham@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk

In accordance with the requirements of the Anti Money Laundering Act 2022, Mansell McTaggart Horsham Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £35, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.