32 Heron Way, Horsham, RH13 6DQ

In Excess of **£750,000**

MANSELL McTAGGART
Trusted since 1947

- 4 double sized bedrooms
- 3 reception rooms
- Flexible accommodation with 2 downstairs bedrooms
- Built in the 1960s
- Enlarged but further potential to extend
- South-west facing garden with privacy
- Driveway for 4 vehicles and garage with power
- Excellent school catchment
- Close to beautiful walks in St. Leonards forest and major transport links

A versatile and superbly located 4 double bedroom, 3 reception room, 2 bath/shower room detached house, built in the 1960s by Croudace Homes with 2 downstairs bedrooms, driveway for 4 vehicles, garage and secluded south-west facing garden.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

A versatile and superbly located 4 double bedroom, 3 reception room, 2 bath/shower room detached house, built in the 1960s by Croudace Homes with 2 downstairs bedrooms, driveway for 4 vehicles, garage and secluded 72' south-west facing garden.

The property is situated on the ever so popular east side of Horsham, within striking distance of highly regarded schools, major transport links and stunning walks in St. Leonards forest.

The accommodation comprises; entrance porch, impressive vaulted hallway, sitting room with feature gas fire and sliding doors to the garden and a dining room.

A pair of interconnecting doors lead into the kitchen/breakfast room fitted with an attractive range of units, space for appliances, breakfast bar that seats four and sliding doors out to the garden.

An inner hallway with airing cupboard leads past the study/occasional bedroom to 2 well proportioned double bedrooms both with fitted wardrobes and the family bathroom.

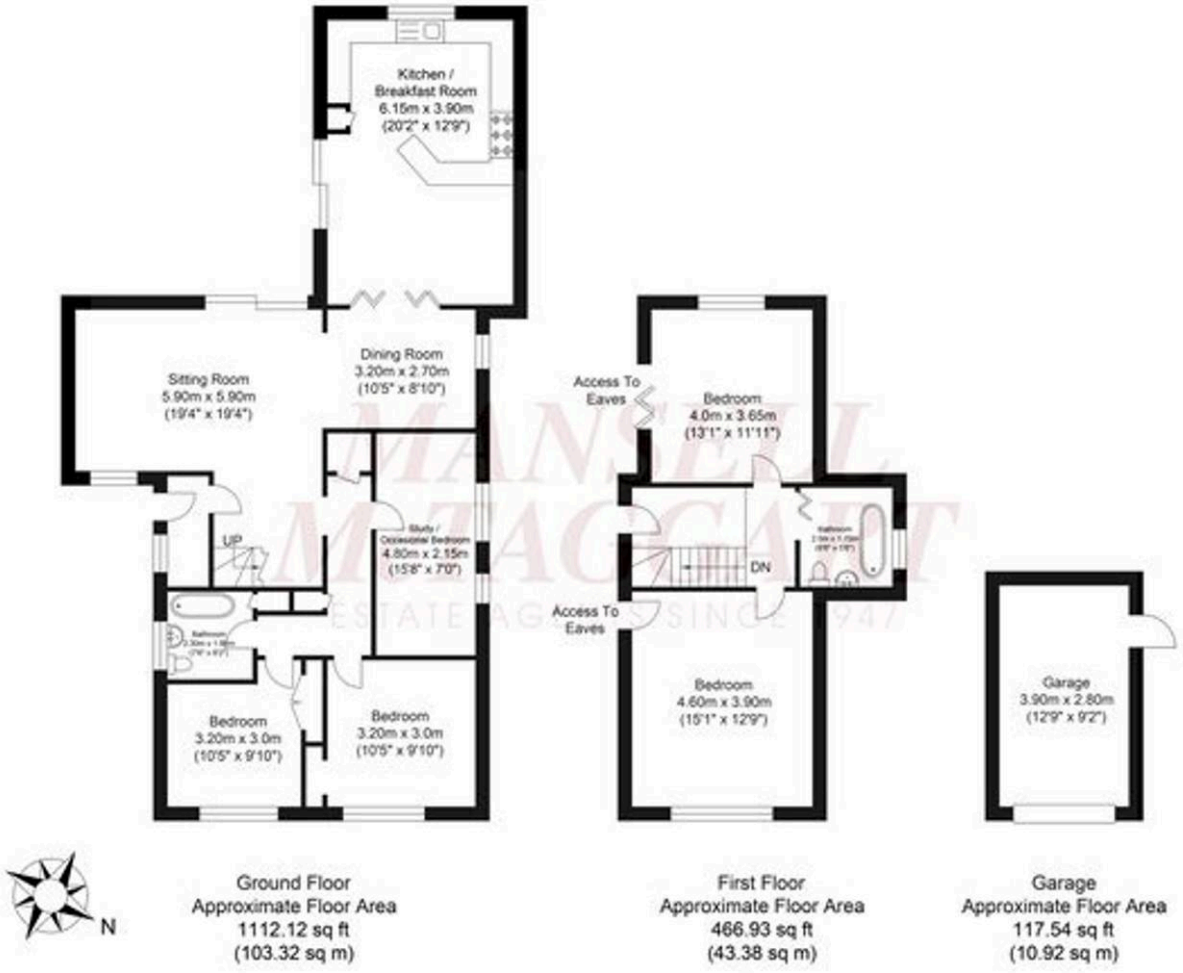
On the first floor a galleried landing provides access into a fantastic vaulted principal bedroom, additional double bedroom (both with storage into the eaves) and bathroom.

A paved driveway provides parking for 4 vehicles, leading to the 12'9 × 9'2 garage with light and power.

A gate leads into the paved courtyard which is ideal for family get-togethers and barbeques.

The 72' x 43' south-west facing garden offers an excellent degree of privacy and is predominantly lawned with well established borders and gravelled seating area.

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.



Approximate Gross Internal Area (Excluding Garage) = 146.70 sq m / 1579.06 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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