



47 Pollards Drive, Horsham, RH13 5HQ

Guide Price **£800,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4/5 good sized bedrooms
- 2/3 reception rooms
- Well presented and rarely available detached house
- Built in the 1950s and first time to market since 1971
- Driveway for 4 vehicles and garage with power
- Private 134' rear garden
- No onward chain
- Located within easy reach of schools, walks, transport links and town centre
- Optional downstairs bedroom and shower room
- Extremely popular and sought after address

A rarely available and superbly located 4/5 bedroom, 2/3 reception room detached house, built in the 1950s with optional downstairs bedroom, 2 bath/shower rooms, driveway, garage, 134' west facing garden and no onward chain.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A rarely available and superbly located 4/5 bedroom, 2/3 reception room detached house, built in the 1950s with optional downstairs bedroom, 2 bath/shower rooms, driveway, garage, 134' private garden and no onward chain. The property is situated on an extremely popular residential road, within striking distance of excellent schools, major transport links, walks and the town centre.

The accommodation comprises: entrance porch, hallway, sitting room with gas fire and dining room with sliding doors onto the garden. From the hallway there is a family room/bedroom, modern shower room and kitchen/breakfast room fitted with a selection of units and overlooks the garden. A door leads into a useful utility/boot room with access into the integral garage and rear garden. Upstairs there is access into boarded loft which lends itself for conversion. There are 4 well proportioned bedrooms (3 doubles & 1 single) and bathroom with separate cloakroom.

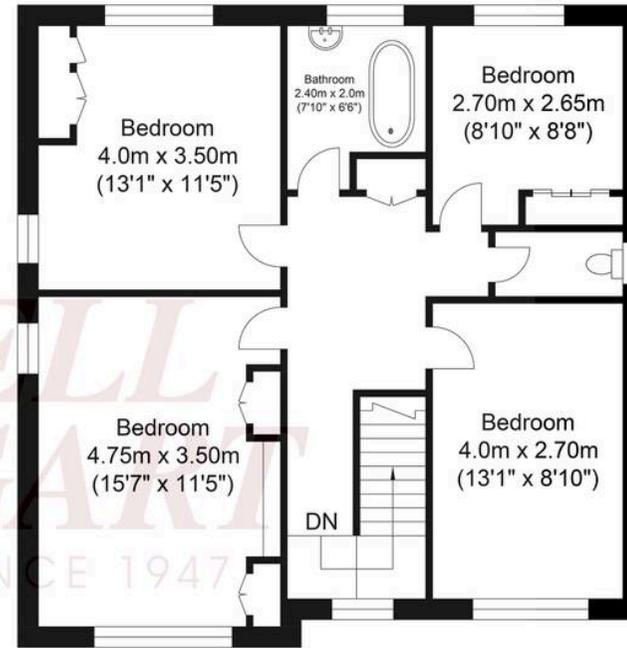
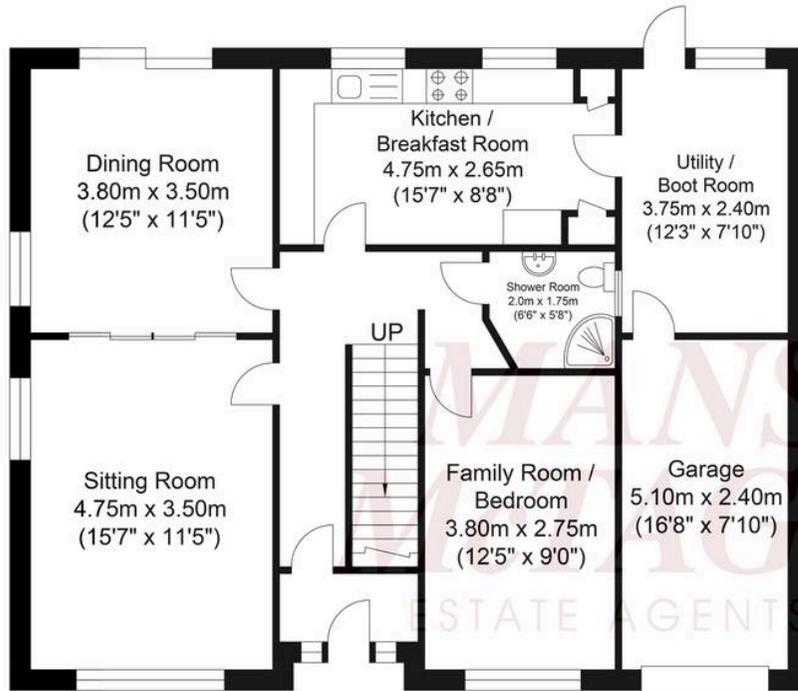
Benefits include double glazed windows and gas fired central heating to radiators (Worcester Bosch boiler located in the kitchen/breakfast room).

A brick paved driveway provides parking for 4 vehicles, leading to the garage with power and roller shutter door.

The 134' x 40' (0.17 acre) rear garden is a particular feature and offers an excellent degree of privacy. The garden is predominantly lawned with well established borders, paved patio and side access.

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
 1010.08 sq ft
 (93.84 sq m)

First Floor
 Approximate Floor Area
 765.42 sq ft
 (71.11 sq m)

Approximate Gross Internal Area (Including Garage) = 164.95 sq m / 1775.50 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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