



# Greenfields Close, Horsham RH12 4LG

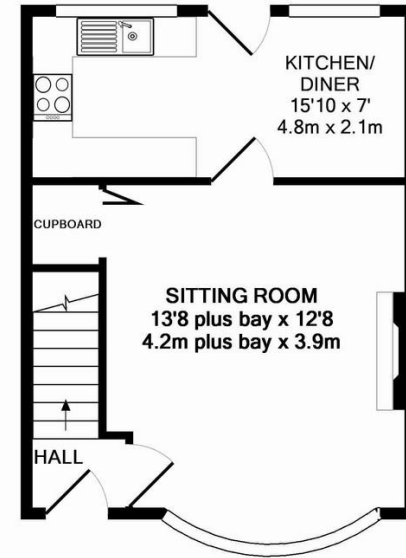


**LOCATION** This End of Terrace House is set within an enviable location, just a short walk from a local shop and Littlehaven Station, which makes it ideal for commuters. A further benefit of this location is the number of excellent schools within easy reach such as St Robert Southwell, Littlehaven Infants as well as Forest and Millais Secondary Schools.

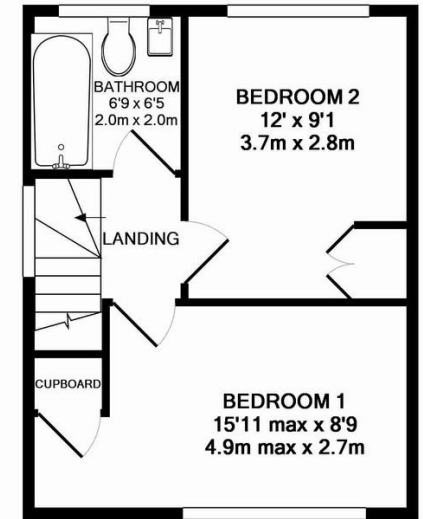
**PROPERTY** Upon entering the property, to the right there is a bright, newly re-decorated and re-carpeted lounge with a large bay window overlooking the cul-de-sac, feature fireplace and under stair storage. The kitchen/diner at the back of the property offers ample space for dining table, has a range of high and low level units and appliance such as fridge/freezer, integrated oven, hob and slim line dishwasher with a door leading to the rear garden.

Upstairs, you will find two good sized double bedrooms one benefiting from storage as well as the family bathroom with has been finished with a Modern white bathroom suite and shower over bath.

**OUTSIDE** Being located at the end of the Terrace the property benefits a side plot, offering a larger than average front and rear garden. The enclosed rear garden provides a decking area but is mainly laid to lawn. Side access available.



GROUND FLOOR  
APPROX. FLOOR  
AREA 337 SQ.FT.  
(31.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 328 SQ.FT.  
(30.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 665 SQ.FT. (61.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Total Approximate Floor Area  
**665sqft / 61.7sqm**

Garage en bloc as well as on road parking

Viewing arrangements by  
appointment through :

Brock Taylor  
01403 272002  
horshamlettings@brocktaylor.co.uk



### Map Location



### EPC Rating

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
89-100 <b>A</b>		89	90
81-88 <b>B</b>			
69-80 <b>C</b>			
55-68 <b>D</b>			58
39-54 <b>E</b>		61	
21-38 <b>F</b>			
1-20 <b>G</b>			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

**Brook Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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2-6 East Street, Horsham, West Sussex, RH12 1HL