



**Greenfields Close,
Horsham, RH12 4LG**

**Offers Over
£350,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

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LOCATION

The property is set in a convenient cul de sac location, only a few minutes' walk away from two convenience stores and bus route. In addition, the house is well positioned for easy access to both the A23/M23 and Gatwick Airport, as well as a host of other road networks serving the area. Littlehaven station is also within easy reach with direct access to London Bridge as well as Gatwick and London Victoria.

PROPERTY

Tenure: Freehold

The front door opens into a hall with stairs leading to the first floor and a door opening to the living room, which has a large bay window flooding the room with natural light and overlooking the front garden. The kitchen/breakfast room offers plenty of space for a range of appliances, with space for a breakfast bar or table and has a door, opening out to a conservatory lending extra living space which then leads out to the rear garden. To the first floor is the family bathroom with a white suite and a walk-in shower, and two generous double bedrooms, with the main bedroom boasting built in wardrobes.

OUTSIDE

The property is set back from the road with a large front garden area which then has a side gate that leads through to the attractive rear garden. This features an area of paved patio, perfect for barbecues in the summer months, leading to an area of lawn with mature shrubs and bushes. At the bottom of the garden is a shed, which offers additional storage. The property also comes with an en-block garage just a short distance away from the property.





Buses

3 minute walk



Shops

Tesco Express
3 minute walk



Trains

Littlehaven – 0.7 miles
Horsham – 1.7 miles



Airport

Gatwick
11.4 miles



Roads

M23
5.2 miles



Sport & Leisures

Pavilions in the Park
1.9 miles



Rental Income

£tbc pcm



Schools

St Robert Southwell
All Saints CofE Primary
Bohunt
The Forest School



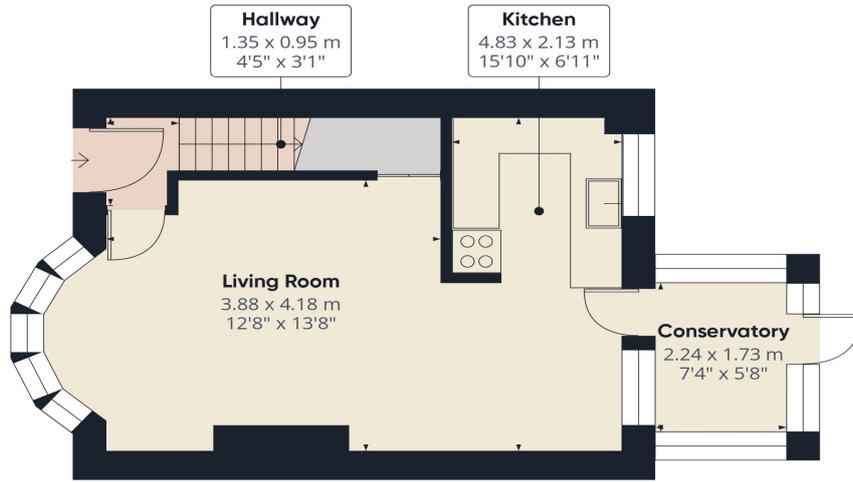
Fibre Broadband

Up to tbc Mbps



Council Tax

Band C

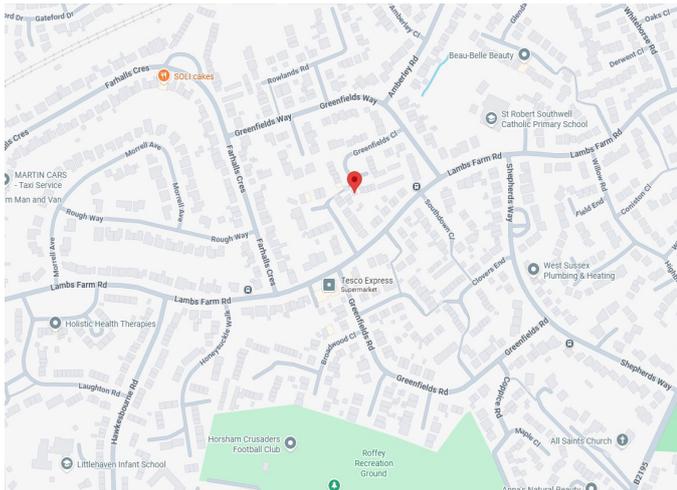


Ground Floor



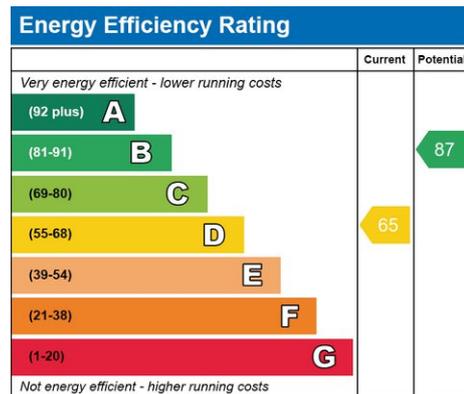
Floor 1

Map Location



Total Approximate Floor Area
674 sq ft / 63 sq m

EPC Rating



Viewing arrangements by appointment through Brock Taylor

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Brock 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 no 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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