



42 Cedar Drive

Southwater, Horsham, West Sussex, RH13 9UW

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A passion for property



# 42 Cedar Drive

An impressive four-bedroom family home, tucked away in a cul-de-sac, on a mature plot with integrated garage and driveway parking. Located close to local amenities and a short drive from Horsham mainline railway station.

- FOUR BEDROOMS
- TWO BATH/SHOWER ROOMS
- UTILITY AND STUDY
- SOUTH-WEST FACING REAR GARDEN
- INTEGRATED GARAGE WITH DRIVEWAY
- POPULAR VILLAGE LOCATION





This rarely available, extended detached home offers plentiful and versatile accommodation arranged over two floors with an attached single garage and a south-west facing rear garden.

The welcoming hallway provides access to the sitting room, stairwell to the first floor, kitchen and downstairs cloakroom. The sitting room is a lovely bright space with a bay window and decorative fireplace. A sliding door leads into the study which has its own entrance to the front. An archway leads into the dining room with double doors leading out to the rear garden. A sliding door leads into the kitchen which has been fitted with shaker-style units with contrasting stone-effect worktops and finished with shades of blue tiling. Appliances include a split-level oven and microwave, four-ring gas hob with extractor over, and dishwasher. The attached utility provides space with plumbing for a washing machine & tumble dryer and has doors into the attached garage and garden.

The stairwell leads to the first-floor landing with access to three double bedrooms, a good-sized single room, airing cupboard and the family bathroom. The three double rooms all have built-in wardrobes and bedroom one has the benefit of an en-suite shower room.

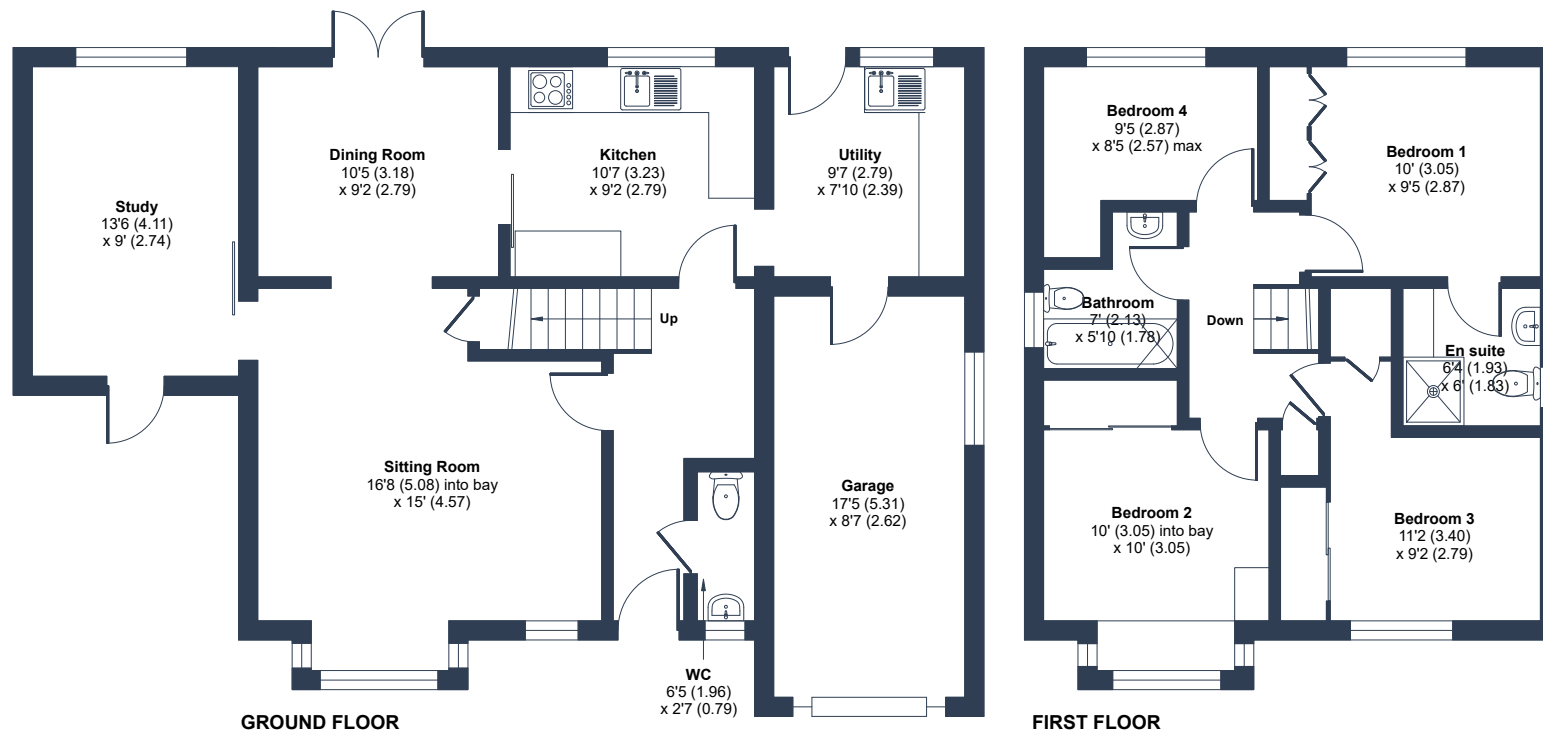


## OUTSIDE

The property is approached via a driveway, with parking for up to 4 cars, leading to the integral garage with power & lighting. A side path and gate lead to the rear south-west facing garden, a lovely space mainly laid to lawn with mature borders and planting. Across the rear of the property is the patio area which is ideal for alfresco dining & summertime entertaining.

Southwater is a thriving village with a variety of shops and places to dine. It is located close to the Downs Link, leading to miles of stunning walking and cycling routes. Southwater is also known for its beautiful Country Park. Horsham, with its mainline station is just three miles distant offering services to London. Horsham also offers a superb range of shops and restaurants.





Approximate Area = 1290 sq ft / 119.8 sq m  
 Garage = 146 sq ft / 13.5 sq m  
 Total = 1436 sq ft / 133.3 sq m  
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Alex Harvey Estate Agents. REF: 1208974

**Agents Notes:** Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

## Services

Electricity, mains gas, water and mains drainage are currently connected to the property.  
 Council Tax Band E, however this could be subject to change. EPC - C.

**Viewings by appointment only** - Please contact Alex Harvey Estate Agents on **01403 784110**  
 or email [alex@alexharveyestateagents.co.uk](mailto:alex@alexharveyestateagents.co.uk) | [www.alexharveyestateagents.co.uk](http://www.alexharveyestateagents.co.uk)

