



Macleod Road, Horsham, West Sussex RH13 5JL
Asking price £365,000

& LINES
James

Macleod Road, Horsham

- NO ONWARD CHAIN
- SCOPE TO EXTEND STPP
- SEMI DETACHED
- THREE BEDROOMS
- POPULAR LOCATION
- COUNCIL TAX BAND D
- GARDEN
- DEATCHED GARAGE
- EPC RATING D

Offered for sale with no onward chain - A good sized three bedroom semi detached house situated on a corner plot with scope to extend - subject to planning permission.

Location

This family house is situated in a popular residential area within walking distance of the mainline station. The town centre is just under a mile away, making this accessible on foot. Horsham town centre is approximately one mile away and offers a wide range of retail shops, restaurants and cafes, including a John Lewis home store and large Waitrose. The property is positioned in the sought-after catchment area of Millais and Forest Boys secondary schools. By car, the A281 can be easily reached providing motorway connections to the south via the A24 and A23 linking with the M23 connecting Gatwick and London.

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Property

On entering the property you have the stairs to the first floor in front and the living room to the right. The living room features a bay window and former fireplace now providing a focal point with a tiled hearth and alcoves either side of the chimney breast. An under stairs cupboard provides storage. The kitchen/diner is fitted in a range of white eye and base level units with complementing granite effect worktops. A rear lobby provides access to a downstairs wet room which is fitted with an electric shower, side access to the garden can also be obtained from this lobby.

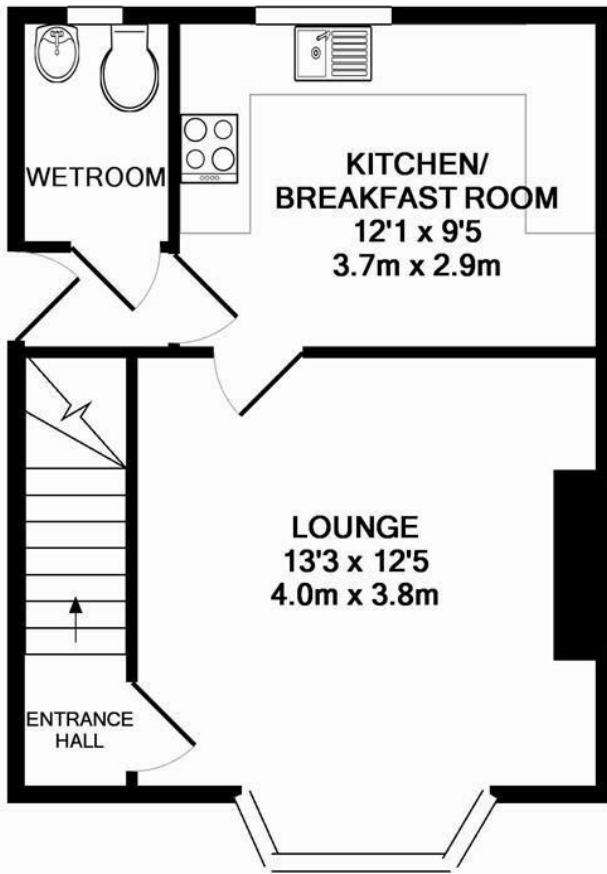
Upstairs the main bedroom with en-suite bathroom is located to the front of the property. The bedroom benefits from an attractive bay window and built in storage cupboard. There is a further double bedroom with decorative fireplace and a spacious single bedroom.

Additional features include gas central heating to radiators and double glazing throughout.

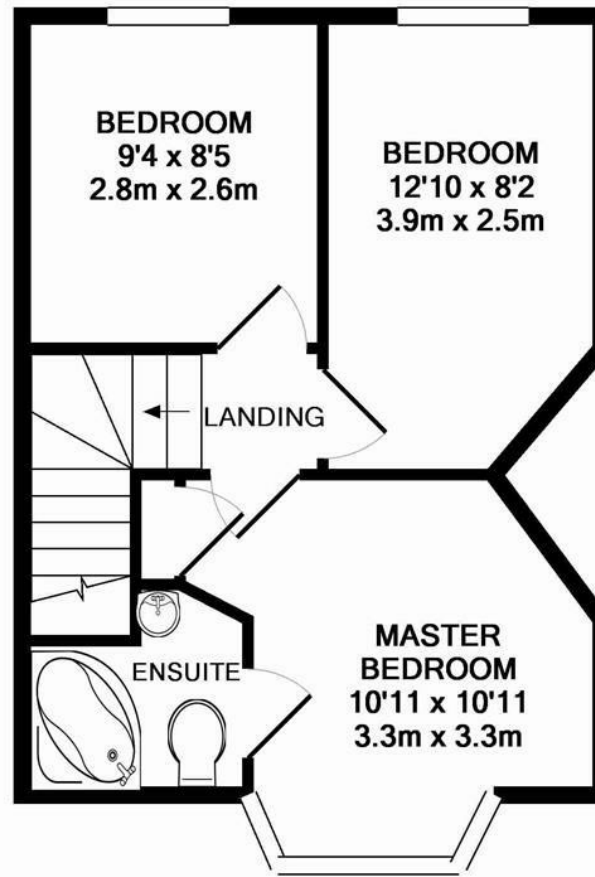
Outside

The property has an attractive brick wall and picket fence boundary to the front with an area of lawn and driveway setting the property back from the road. The drive will accommodate parking for two vehicles in front of the detached garage. A path to the rear garden runs between the garage and the property with an outside cupboard also providing storage. The rear garden is South facing and is predominately laid to lawn.





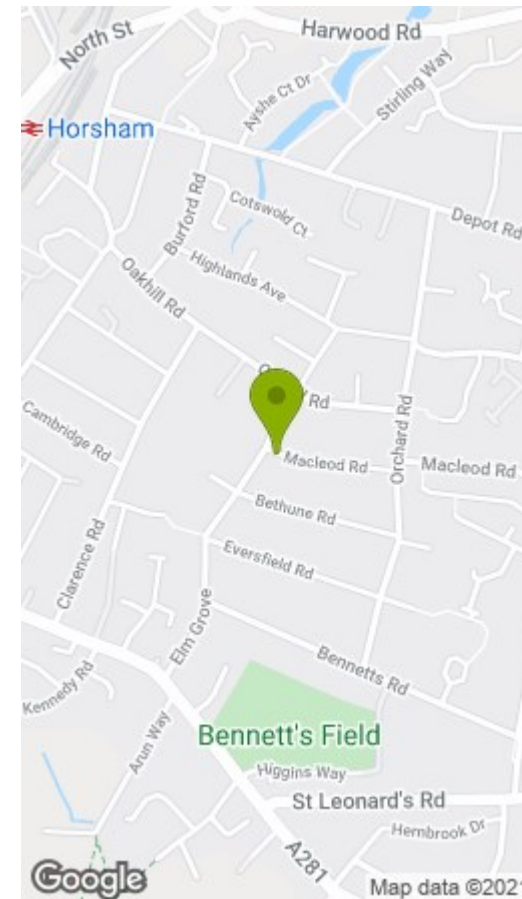
GROUND FLOOR
APPROX. FLOOR
AREA 366 SQ.FT.
(34.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 721 SQ.FT. (67.0 SQ.M.)

Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs 112 (plus) A	87
111-91 B	
109-80 C	
105-81 D	
100-84 E	
91-88 F	
81-89 G	
Not energy efficient - higher running costs 1-20	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions 192 (plus) A	88
191-91 B	
189-80 C	
155-68 D	
139-54 E	
121-38 F	
11-20 G	
Not environmentally friendly - higher CO ₂ emissions 1-20	EU Directive 2002/91/EC