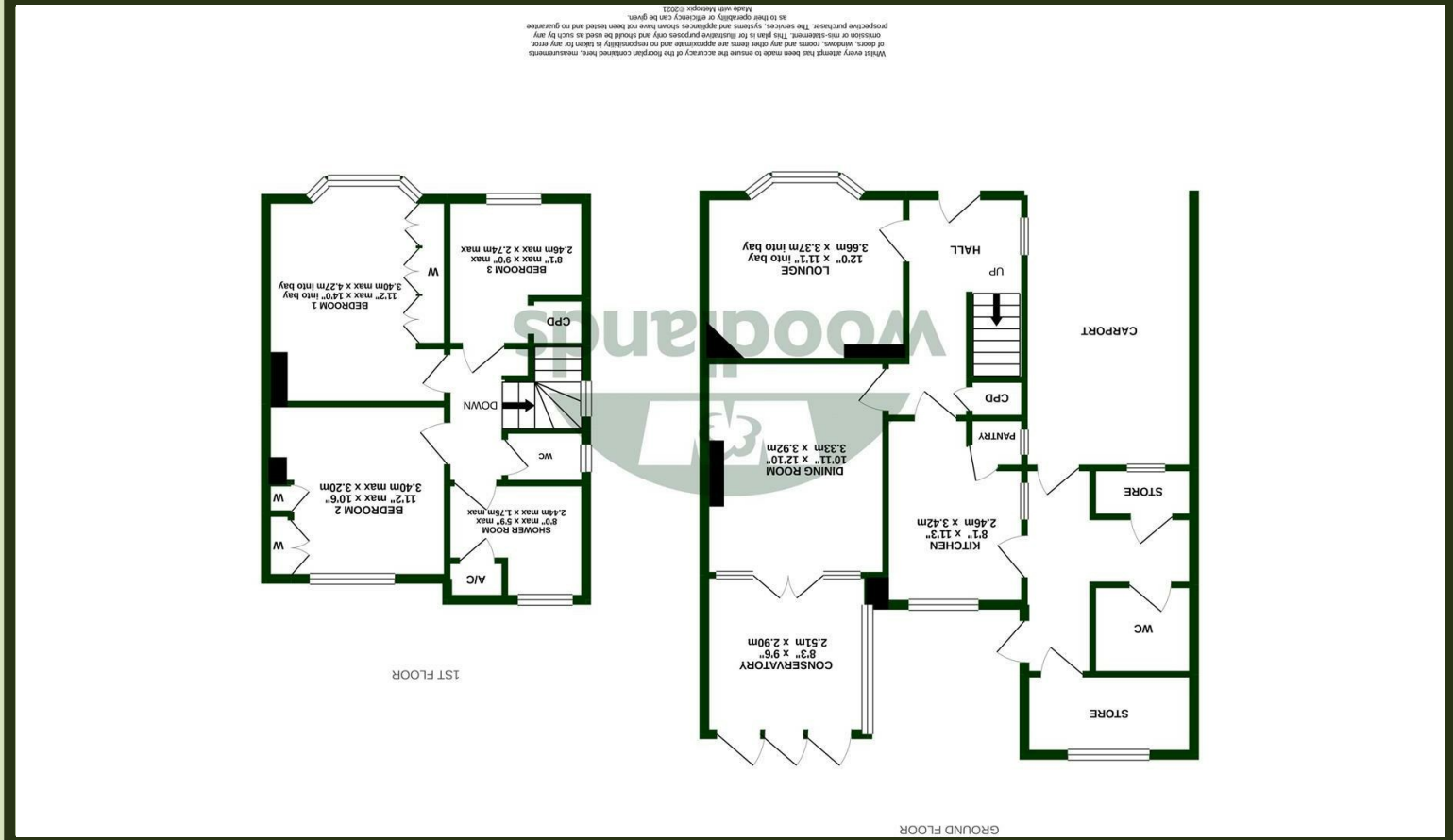


Tel: 01403 270270



Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	England & Wales
Current	81
Possible	64

MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property. NOTE: Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.

DIRECTIONS: From Horsham town centre turn right at the traffic lights into Park Street. At the next set turn left into Brighton Road (A281) and proceed under the iron bridge. Continue along this road and up the hill and turn left at the Tesco Express into St Leonards Road and then first left into Comptons Lane. Maledod Road is then the third turning on the left.

COUNCIL TAX: Band D.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents 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 are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC's are carried out by a third party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

37 Maledod Road, Horsham, West Sussex, RH13 5JG



37 Maledod Road, Horsham, West Sussex, RH13 5JG





A three bedroom semi detached family home, offering huge potential to update and extend, situated within a few minutes' walk of both Millais and Forest secondary schools and only a short distance further from Kingslea and Heron Way Primary schools.

The property is conveniently located for access to Horsham town centre with its wealth of restaurants, bars and cafes, as well as a diverse range of national and independent retailers. In addition, the property offers the near perfect balance of being set close to St Leonard's Forest, with hundreds of acres of open countryside ideal for long afternoon walks or cycle rides, whilst also retaining good access to all major road and rail networks including the A23/M23, A264 and Horsham mainline station.

The property is offered to the market with no onward chain and is a blank canvas for anyone wanting to put their own stamp on a property.

The front door opens into a bright and spacious hall with stairs leading to the first floor and doors opening to all ground floor rooms. The 12ft x 11ft lounge is situated to the front of the property with bay window and fireplace and towards the rear is a separate 10ft x 12ft dining room with a delightful adjacent conservatory with bi-folding doors opening onto the garden. The kitchen with a useful pantry is in need of updating but offers huge potential. A door from the kitchen leads to a side covered area with two stores, W.C and a carport to the front and lends itself to be further extended subject to the usual consents. Upstairs are three fantastic sized bedrooms, a shower room and a separate W.C.

The front of the property provides parking for two cars with the benefit of a car port. The rear garden is a lovely feature of the property, being a good size with large patio and being mainly laid to lawn.

An internal viewing is strongly advised to fully appreciate the potential this property has to offer.



Accommodation with approximate room sizes:

SPACIOUS ENTRANCE HALL

LOUNGE 12' x 11'1" into bay 9'10" min (3.66m x 3.38m into bay 3.00m min)

DINING ROOM 10'11" x 12'10" (3.33m x 3.91m)

CONSERVATORY 8'3" x 9'6" (2.51m x 2.90m)

KITCHEN 8'1" x 11'3" max (2.46m x 3.43m max)

SIDE COVERED AREA

TWO STORES

W.C

FIRST FLOOR

LANDING

BEDROOM ONE 11'2" max 10' min x 14' into bay 12'7" min (3.40m max 3.05m min x 4.27m into bay 3.84m min)

BEDROOM TWO 11'2" max x 10'6" (3.40m max x 3.20m)

BEDROOM THREE 8'1" max x 9' max (2.46m max x 2.74m max)

SHOWER ROOM 8' max x 5'9" max (2.44m max x 1.75m max)

SEPARATE W.C

OUTSIDE

FRONT GARDEN

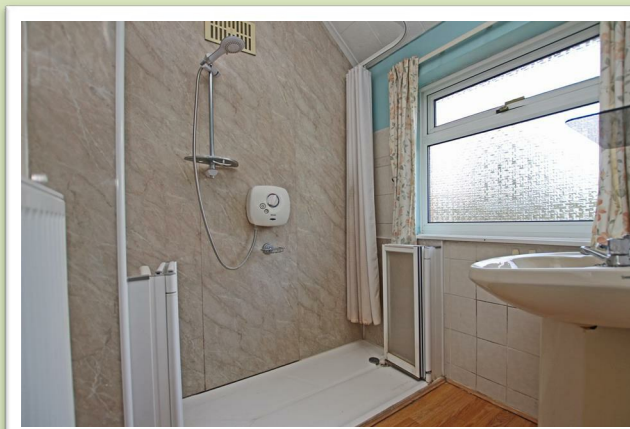
OFF ROAD PARKING FOR 2 CARS

CAR PORT

GOOD SIZE REAR GARDEN

GAS FIRED CENTRAL HEATING

DOUBLE GLAZED WINDOWS



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