



14 Woodside, Horsham

Guide Price £460,000

14 Woodside

Horsham, Horsham

This property offers nearby countryside walks, a selection of well-regarded local schools, access to Horsham station and Horsham town centre with local amenities. The reception hallway welcomes you and leads through into the spacious sitting room which enjoys a bay window overlooking the front garden, allowing plenty of natural light. Situated at the rear is the kitchen / breakfast room with access into a utility room featuring a sky light and internal door to the garage. The kitchen has a range of wall and base cabinets with contrasting work surface. The dining / family rooms enjoys views of the rear garden with French doors to the patio terrace. Also of note to the ground floor is a cloakroom and storage cupboard.

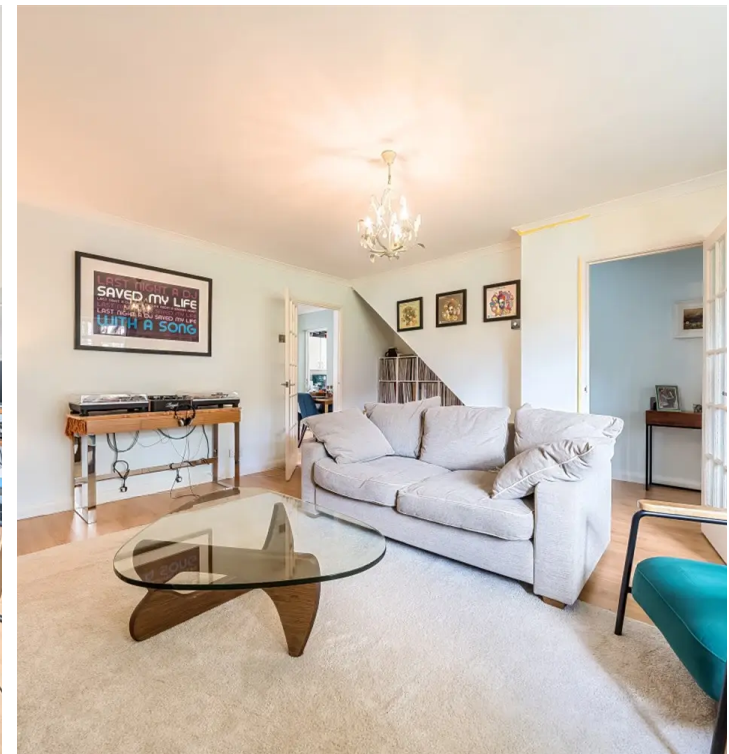
To the first floor, the main bedroom is beautifully presented with Sharps built-in wardrobes and views to the front of the property. There are two further bedrooms and modern family bathroom featuring a free-standing bath, separate shower, wash hand basin and low level WC. Delightful three bedroom link-detached family home, situated in a quiet and discreet cul-de-sac location in Horsham.

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Cul-de-sac location
- Three bedroom family home
- Spacious sitting room
- Access to mainline train station
- Main bedroom with built-in wardrobes
- Access to well-regarded schools
- Modern family bathroom
- South facing rear garden with patio area





14 Woodside, Horsham, RH13 5UF

Approximate Area = 1252 sq ft / 116.3 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1007693



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Agents Note - Our particulars are for guidance only 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. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. 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, system or appliance. Please ask if you would like further information, especially before you travel to the property.