



41 Erica Way, Horsham

Guide Price £485,000

# 41 Erica Way

Horsham, Horsham

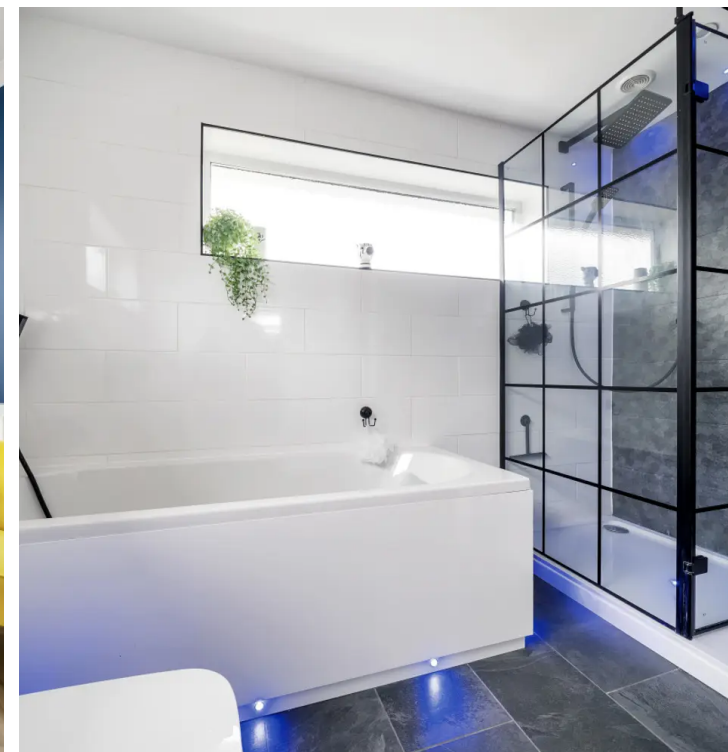
This family home is situated in a cul-de-sac and within proximity to a well-regarded local school and nearby amenities. Upon entering, the porch welcomes you and leads into the spacious sitting room with an electric fireplace. The large living space flows into the dining room with sliding doors to the patio terrace. The kitchen features a range of wall and base units with contrasting work surface. The hidden gem of the kitchen is the pantry which also provides a utility space for appliances. The kitchen benefits from a rear door to the garden and sky lights to allow plenty of natural light. The former garage has been converted into the fourth bedroom with a modern shower en-suite.

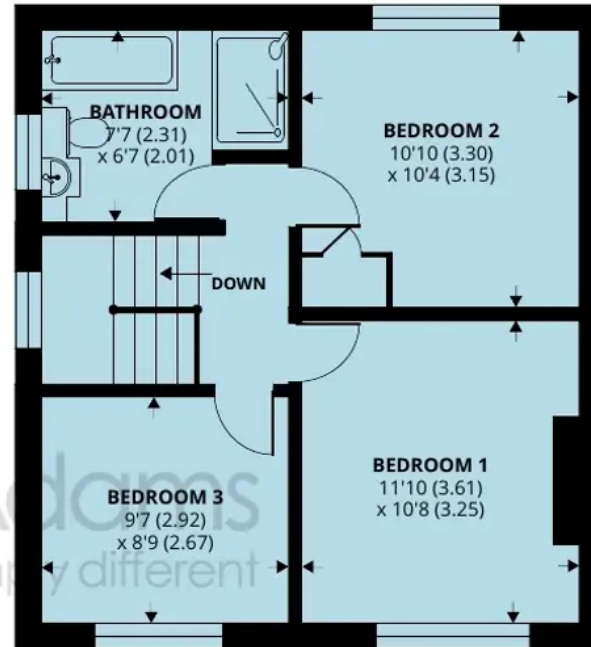
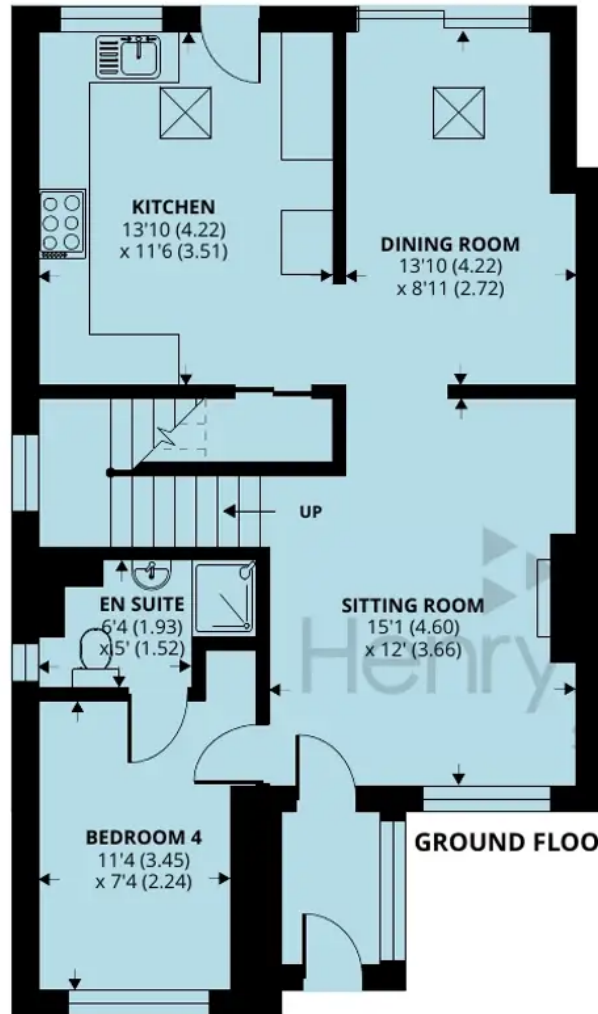
To the first floor, there are three generously sized bedrooms. Bedroom one and three enjoying views to the front and bedroom three benefits from a built-in wardrobe. The contemporary bathroom features floor to ceiling tiling, with a separate bath, rainfall walk-in shower, wash hand basin and low-level WC.

Council Tax band: D

Tenure: Freehold

- Four bedroom family home
- Spacious sitting room
- Contemporary kitchen
- Dining room
- Two bathrooms
- Rear garden with patio area
- Driveway parking
- Access to amenities





FIRST FLOOR

Approximate Area = 1198 sq ft / 11.2 sq m  
Limited Use Area(s) = 3 sq ft / 0.2 sq m  
Total = 1201 sq ft / 111.5 sq m

For identification only - Not to scale



## Henry Adams - Horsham

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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.