



33 Irwin Drive, Horsham

Guide Price £775,000

  
Henry Adams  
estate agents



# 33 Irwin Drive

Horsham, Horsham

This superb family home offers four bedrooms and a generous blend of reception space as well as a sizeable garden plot, along with driveway parking and garage. It also offers access to a selection of well-regarded local schools, Horsham mainline train station and the nearby countryside, as well as commuter routes to the capital.

To the ground floor, the reception porch welcomes you and leads into the main reception hallway which has convenient under stairs and cupboard storage space. The main sitting room has a light and airy feel due to the double aspect and centres around a fireplace. To the rear of the property is a separate dining room along with a generously sized study which has sliding doors opening directly onto the rear garden terrace. The kitchen/breakfast room has a range of wall and base cabinets with contrasting granite work surfaces running throughout. There is a selection of quality integrated appliances and a sit up breakfast bar which is ideal for social occasions. Also of note to the ground floor is a cloakroom and a covered walkway offering access to the garage.

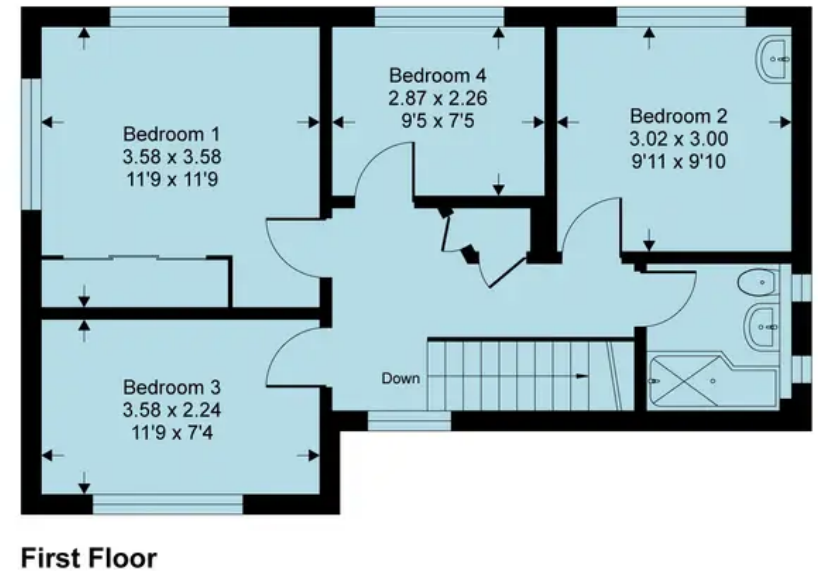
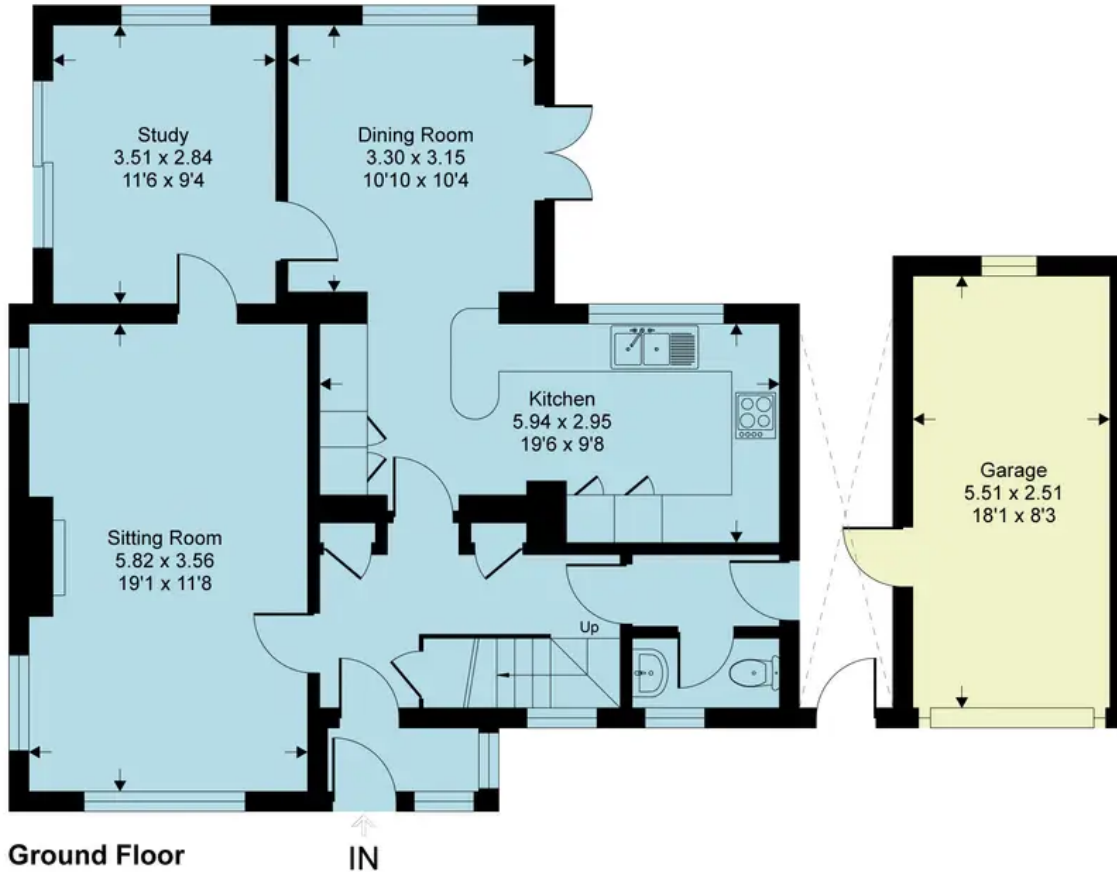
To the first floor, the main bedroom has views over the rear garden along with fitted wardrobe space. There are three further bedrooms plus a well-equipped family bathroom which has a wall mounted shower over the bath, a wash hand basin and a low-level WC are set within a vanity unit, all of which is finished to a modern contemporary style and complimented with quality chrome fittings.

Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downlink Cycle Path. The schooling caters for state



# Irwin Drive, RH12

Approximate Gross Internal Area = 127 sq m / 1369 sq ft  
Approximate Garage Internal Area = 14 sq m / 155 sq ft  
Approximate Total Internal Area = 141 sq m / 1524 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.





## Henry Adams - Horsham

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