



£475,000

Furze Road, Rudgwick, West Sussex

KW ADVANTAGE
KELLERWILLIAMS



Furze Road, Rudgwick, West Sussex, RH12 3ES

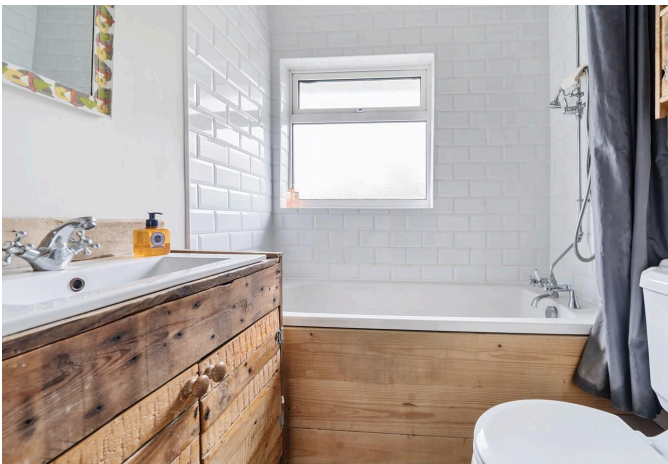
Tucked away towards the end of a cul-de-sac, this extended semi detached house offers flexible accommodation over two floors, with potential to go up into the loft (subject to planning permission) and with a west facing, 160ft rear garden which backs onto woodland.

With almost 1400 sq ft of living space this mature, family home has a lovely lounge with woodburner, plus a cosy snug / dining room , large kitchen / diner and an office which could alternatively be used as a hobby or playroom. The utility room leads to a ground floor bathroom which would benefit from updating. Upstairs are three double bedrooms and the family bathroom and there is plenty of scope for the next owner to add value and their own stamp of personality to the property.

There is driveway parking to the front, plus a small lawned area. Directly behind the house is a patio seating area, with steps down to the long rear garden, with a lovely westerly aspect and space for children to play while adults relax or entertain family and friends. The current owners have a gate onto the woods beyond and enjoy the most amazing muddy walks from here all year round.

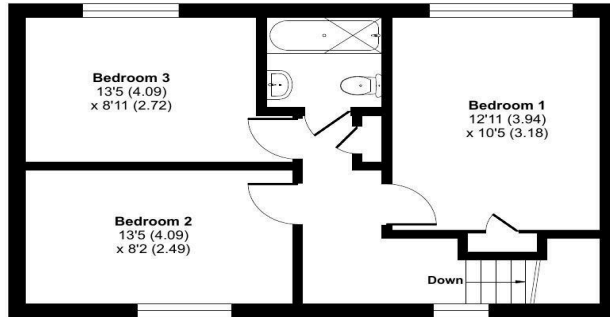


Rudgwick Preschool and the primary school are only a few minutes walk away, as is Pennthorpe School, the medical centre, dentist and the village shop with post office counter. There are two wonderful pubs in the village and a stroll along the Downs Link takes you temptingly close to The Milk Churn cafe and shop. Secondary school children catch a school bus to The Weald at Billingshurst from a stop at the end of the road. Cranleigh is a ten minute drive away, Horsham just a little further.

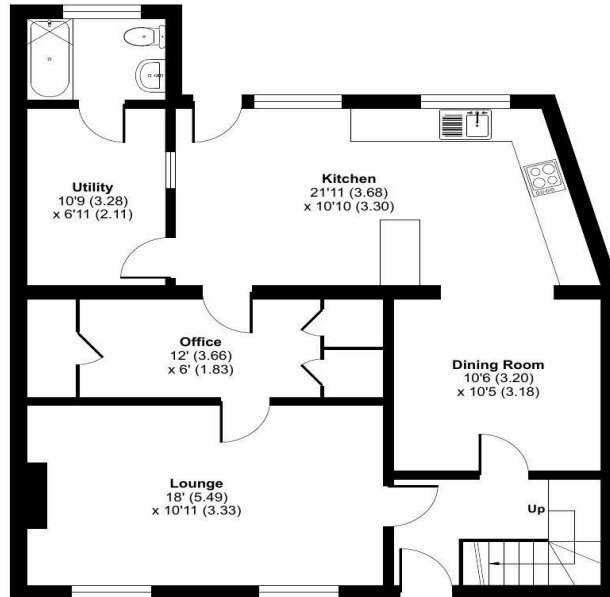


Furze Road, Rudgwick, Horsham, RH12

Approximate Area = 1376 sq ft / 127.8 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lundy-Lester Ltd. REF: 1091530



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very very efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

KW ADVANTAGE
KELLERWILLIAMS



01798 817257 or 07788 531768



Lundy-Lester Ltd, West Chiltington, RH20 2LQ



martin.lundy-lester@kwuk.com

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

