



**Station Road, Warnham RH12 3SR**

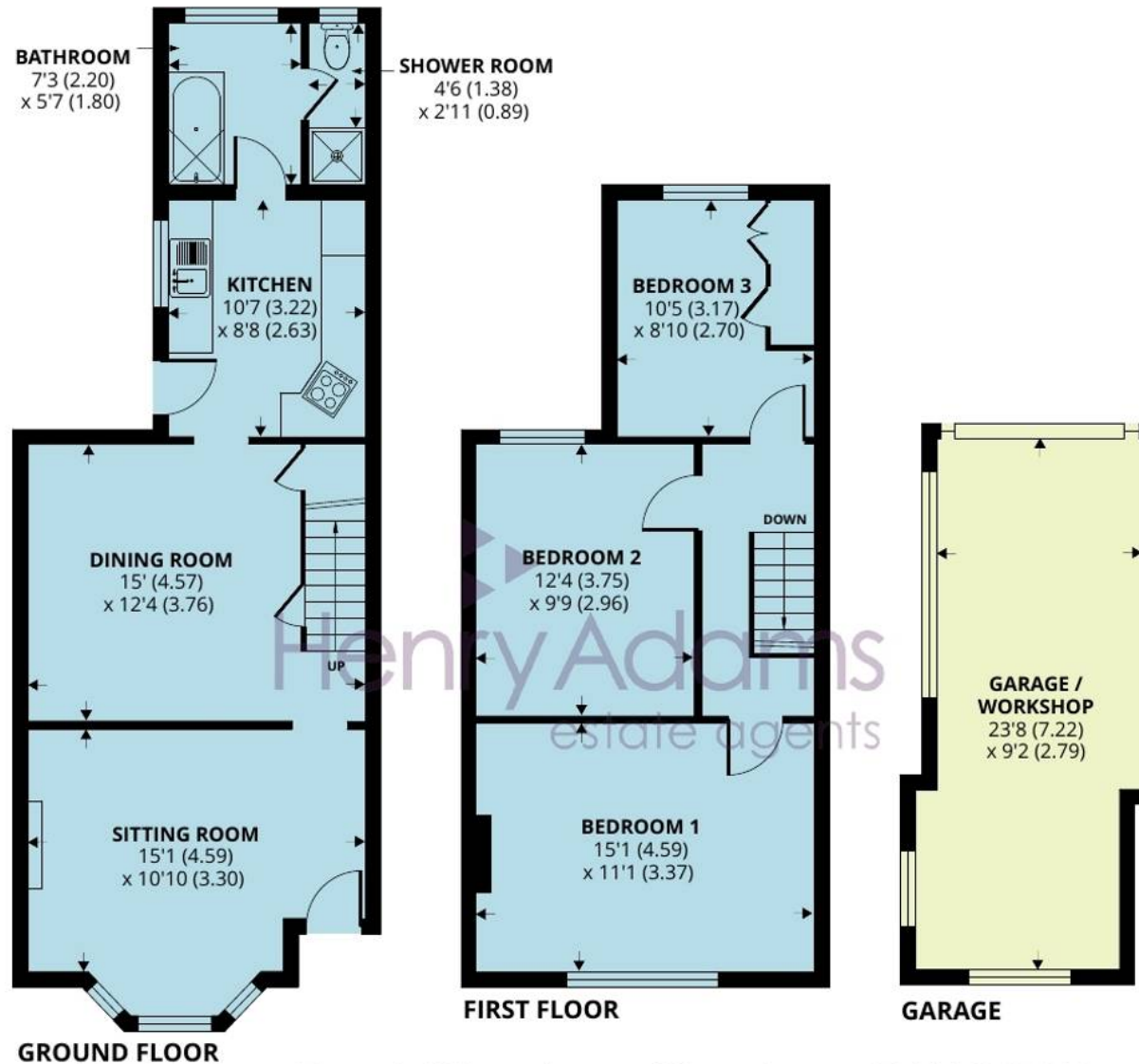
Guide Price **£465,000**

## 16 Station Road, Warnham

This well-presented family home is located in a quiet and discreet position with access to Warnham mainline train station, as well as - nearby countryside, well regarded local schools, Horsham town centre and nearby pubs and restaurants. It has a superb blend of living and bedroom space arranged over two floors along with a generous and well stocked, landscaped rear garden and a garage/workshop. The main sitting room enjoys an aspect to the front of the property and centres around the working fireplace which is ideal for crisp winter evenings. The separate dining room is of decent proportions and enjoys an aspect to the rear of the property and has under stairs storage space. The kitchen has a range of wall and base cabinets along with an integrated double oven with an electric hob, there is space for further freestanding appliances and direct access to the rear garden. To the first floor; the main bedroom has an aspect to the front of the property which provides a light and airy feel, the second bedroom enjoys views over the rear garden and there is a third bedroom of a decent size which also enjoys views over the garden and has fitted cupboard space.

The front garden has a gated access and is well stocked with a selection of shrubs and planting. The rear garden is a real feature and has a sandstone patio terrace area which is ideal for alfresco dining within the summer months, there are raised beds which are well stocked with a selection of plants and shrubs, a path leads into a lawn area which incorporates further beds and borders, containing mature shrubs and planting along with a selection of infant trees. The rear garden has a separate access via the access lane which provides parking, and there is also a garage/workshop which is ideal for home hobbies and has power, lighting and an up and over door.





## 16 Station Road, Warnham, Horsham, RH12 3SR

Approximate Area = 972 sq ft / 90.3 sq m

Garage = 217 sq ft / 20.1 sq m

Total = 1189 sq ft / 110.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Henry Adams. REF: 1150605



## 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.