



33 Pondtail Park, Horsham

Guide Price £595,000

33 Pondtail Park

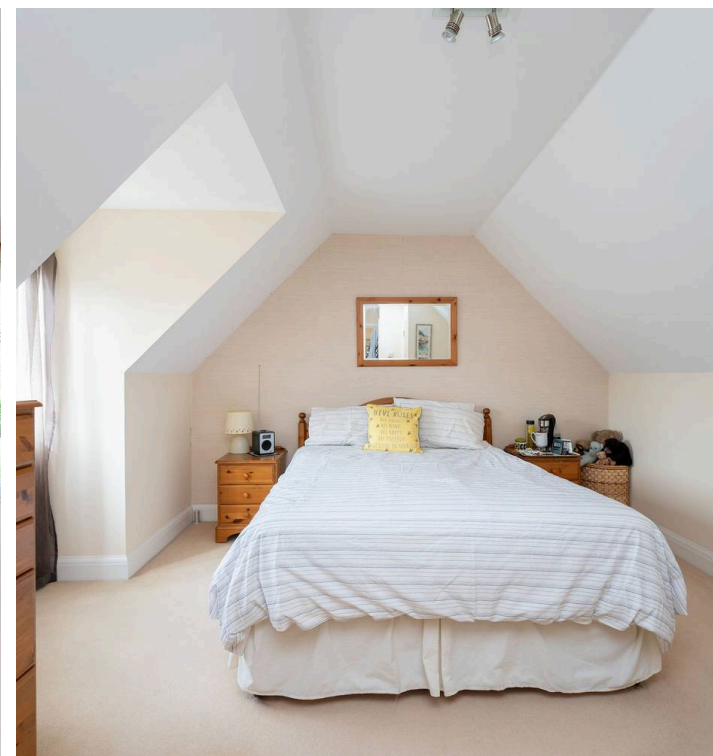
Horsham,

To the ground floor; the reception hallway welcomes you and has double doors that lead into a fabulous triple aspect sitting room which enjoys an airy feel as well as double doors that open directly onto the rear garden terrace. Further living space to the ground floor includes the kitchen/dining/family room which is of generous proportions and has a well thought out kitchen which features a range of wall and base cabinets with contrasting work surfaces running through, there is a selection of integrated stainless steel appliances by Bosch which includes a double oven gas hob and extractor hood, there is also tiled flooring. Also of note to the ground floor is generous under stairs storage and a downstairs cloakroom.

To the first floor; the second bedroom is an ideal guest suite and has a personal ensuite shower room, there is a further family bathroom which features a walk-in shower, a separate bath and a low-level WC and wash hand basin set within a vanity unit. Bedrooms three and four are also both of decent proportions.

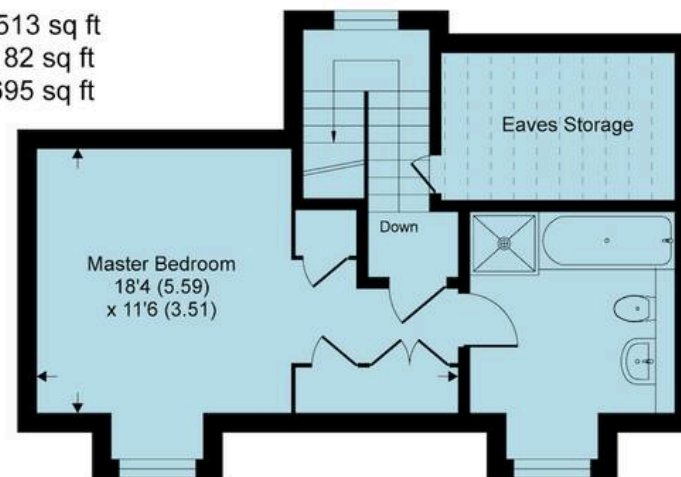
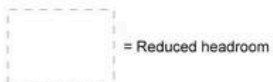
To the second floor there is a superb main bedroom suite which enjoys ample wardrobe space and a well proportioned ensuite bathroom with a full suite including a walk-in shower, separate bath and a wash hand basin and low level WC set within a vanity unit

The Property has driveway parking which leads to the garage which has an up and over door. The rear garden has been superbly landscaped and has a terrace area which could be used for outdoor dining within the summer months, the remainder of the garden is laid to a level lawn and has a selection of beds and borders with shrubs and planting.

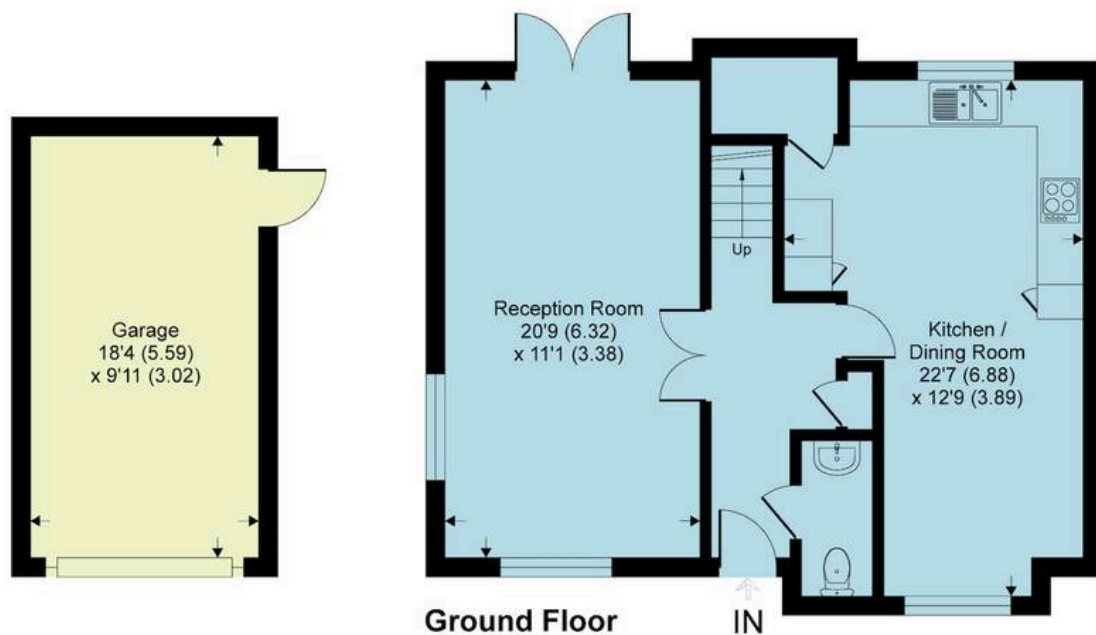


Pondtail Park, RH12

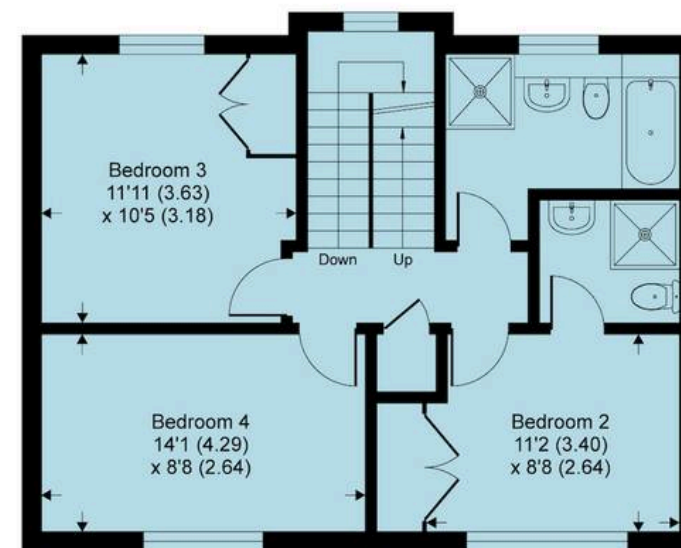
Approximate Gross Internal Area = 141 sq m / 1513 sq ft
Approximate Garage Internal Area = 17 sq m / 182 sq ft
Approximate Total Internal Area = 158 sq m / 1695 sq ft
(excludes restricted head height)



Second Floor



Ground Floor



First Floor

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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