



33 Pondtail Park, Horsham

Guide Price £595,000

33 Pondtail Park

Horsham, Horsham

Guide Price - £595,000 - £625,000 This delightful four bedroom, three bathroom, family home has a superb arrangement of living and bedroom space arranged over three floors as well as driveway parking and a garage, it is ideally located within a quiet and discreet position which offers access to Horsham town centre, the mainline train station, a selection of well regarded local schools and the nearby countryside.

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.

Council Tax band: F

Tenure: Freehold

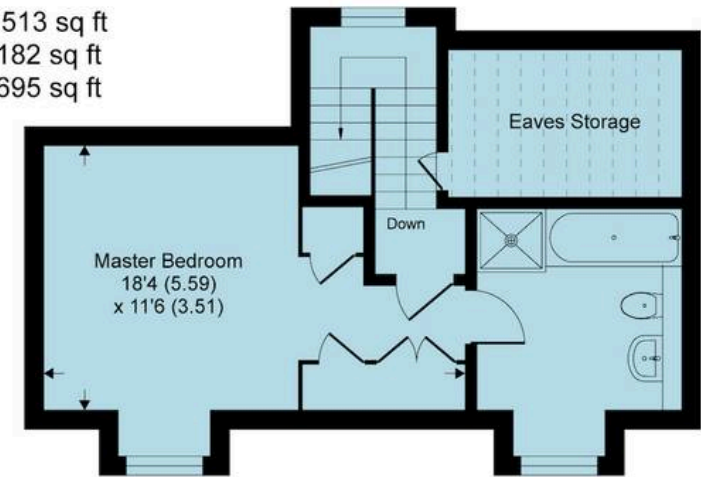
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

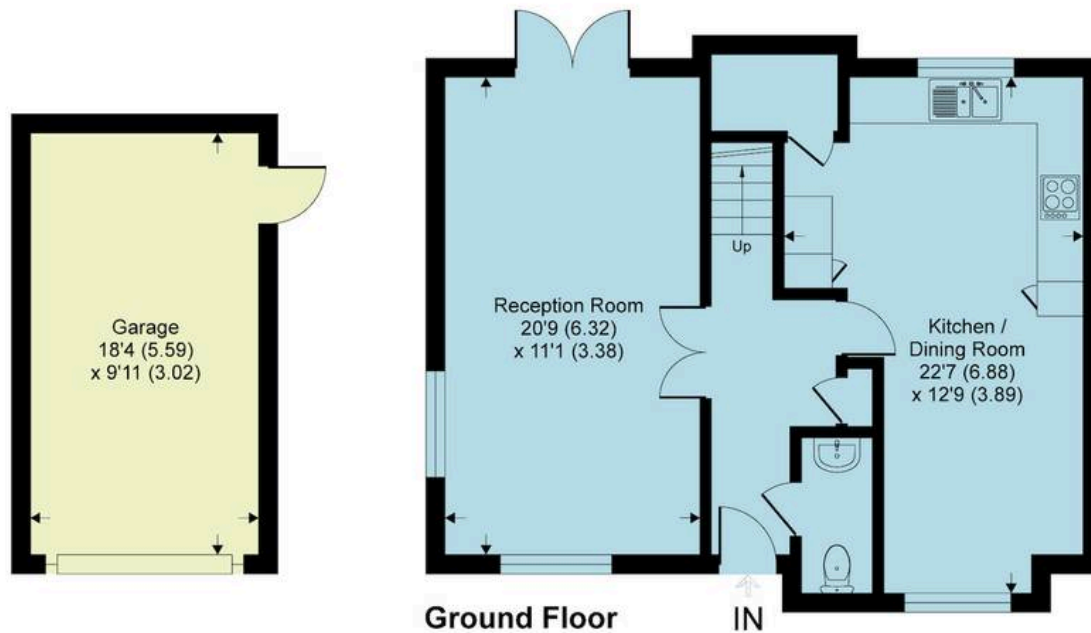


Pondtail Park, RH12

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)

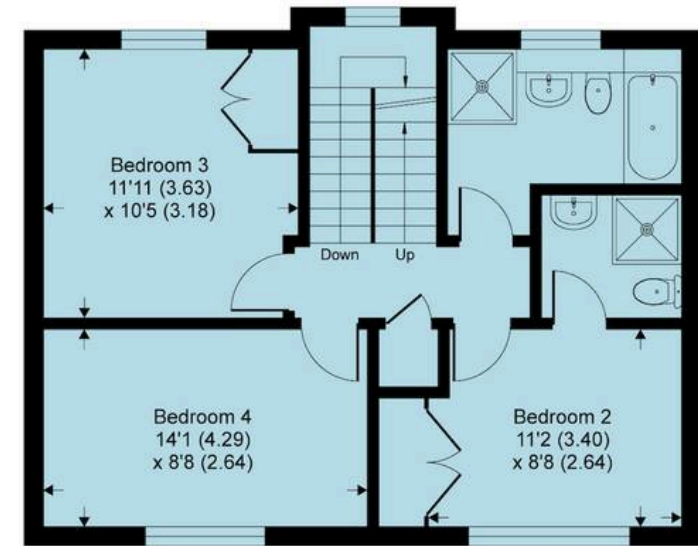


Second Floor



Ground Floor

IN



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.





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.

- Link Detached Family Home arranged over Three Floors
- Open Plan Kitchen/Dining/Family Room
- Main Bedroom Suite with Built in Wardrobes and Bathroom
- Four Bedrooms, Three Bathrooms, Downstairs WC
- Access to Horsham Town Centre
- Quiet Cul-de-sac Location
- Access to Littlehaven and Horsham Train Station
- Driveway Parking

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 and public sectors the main schools are Bohunt Academy School, Millais, Forest, Tanbridge, Collyers, Christ's Hospital and Farlington. There is a thriving restaurant and café scene. The Carfax markets offer local produce and street food every Thursday and Saturday.







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.