



16 Kilnwood Close, Faygate

Guide Price £375,000

16 Kilnwood Close

Faygate, Horsham

This modern two bedroom property is situated within a quiet location in the popular Kilnwood Vale.

The ground floor has an open plan kitchen / living area. The kitchen is finished to a high standard with integrated appliances, plenty of cupboard space and breakfast bar, the living area is light and airy and leads out to the rear garden through the French doors. Also of note to the ground floor is a downstairs WC.

To the first floor there are two bedrooms with the main bedroom benefiting from fitted wardrobes and en-suite shower room. There is also a family bathroom with bath with shower over.

French doors lead out to the rear garden which is laid to lawn with a patio area and side gated access, there is parking for two cars on the driveway.

The property is ideally located between Horsham and Crawley town centres with excellent access to the A264 commuter routes and Gatwick Airport.

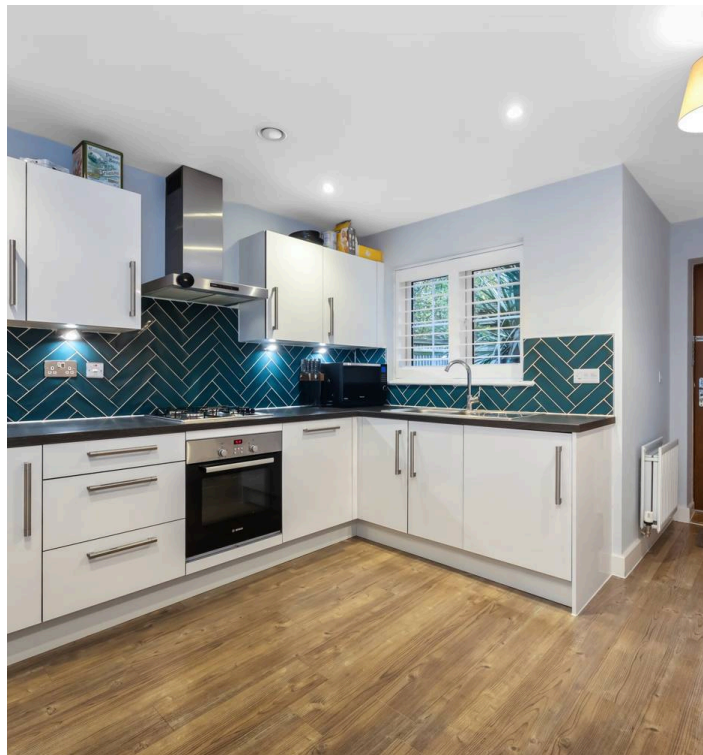
Council Tax band: D

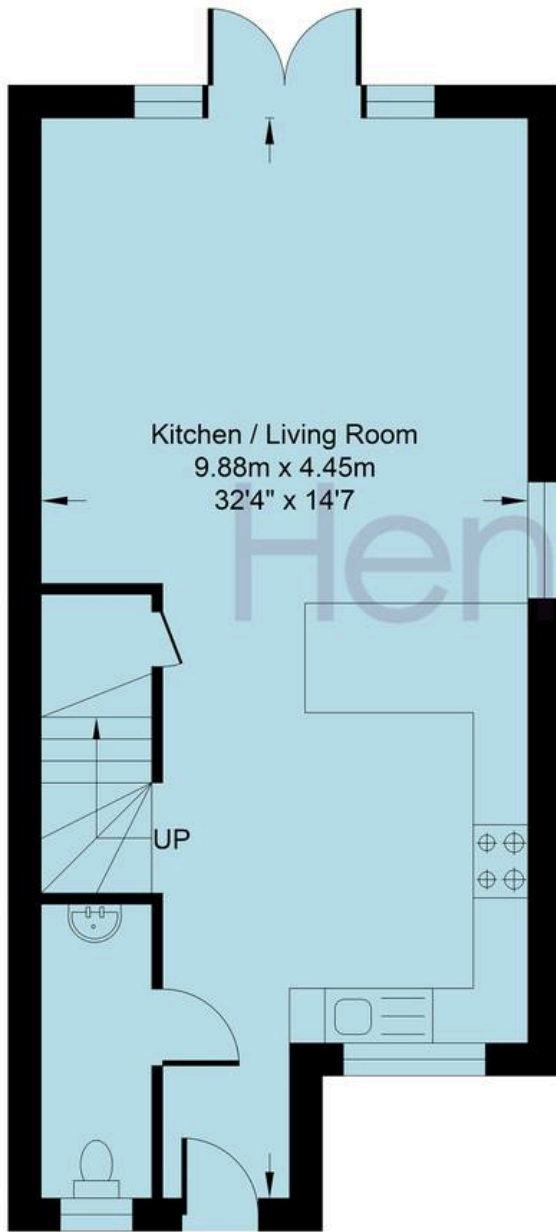
Tenure: Freehold

EPC Energy Efficiency Rating: B

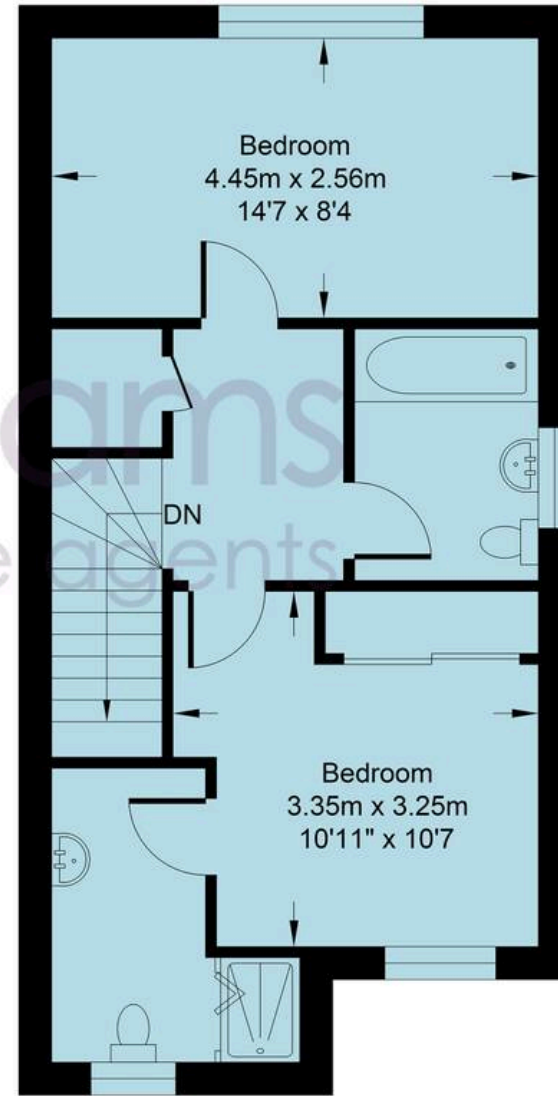
EPC Environmental Impact Rating: B

- Modern Family Home
- Driveway for Two Cars
- Open Plan Living Area
- En-suite and Family Bathroom
- Downstairs WC
- Modern finish
- Located in Kilnwood Vale





GROUND FLOOR



FIRST FLOOR



Kilnwood Close

Approximate Area = 863.80 sq ft / 80.25 sq m
 Total = 863.80 sq ft / 80.25 sq m
 For identification only - not to scale



Henry Adams - Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham - RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

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.