



## 2 Mitchell Gardens, Slinfold

Guide Price £700,000 – £725,000



## 2 Mitchell Gardens

Slinfold, Horsham

This generously sized, immaculately presented, light and airy, four bedroom, two bathroom detached family home is situated within a quiet and discreet position in the village of Slinfold and offers access to nearby countryside including the Downs Link, Horsham town centre, a selection of regarded local schools and local pubs and restaurants. To the ground floor; the reception hallway welcomes you and leads into a well proportioned, triple aspect sitting/dining room which offers a super blend of open plan space. The kitchen/breakfast room has a selection of wall and base cabinets and enjoys views over the rear gardens, there is a selection of integrated appliances including a double oven, a gas hob, integrated fridge/freezer and a dishwasher. Conveniently located adjacent to the kitchen is the sunroom/garden room where you can enjoy fine views over the garden and there is a direct access to the rear garden terrace. Also of note to the ground floor is a utility room which offers direct access to a part converted garage and a downstairs cloakroom.

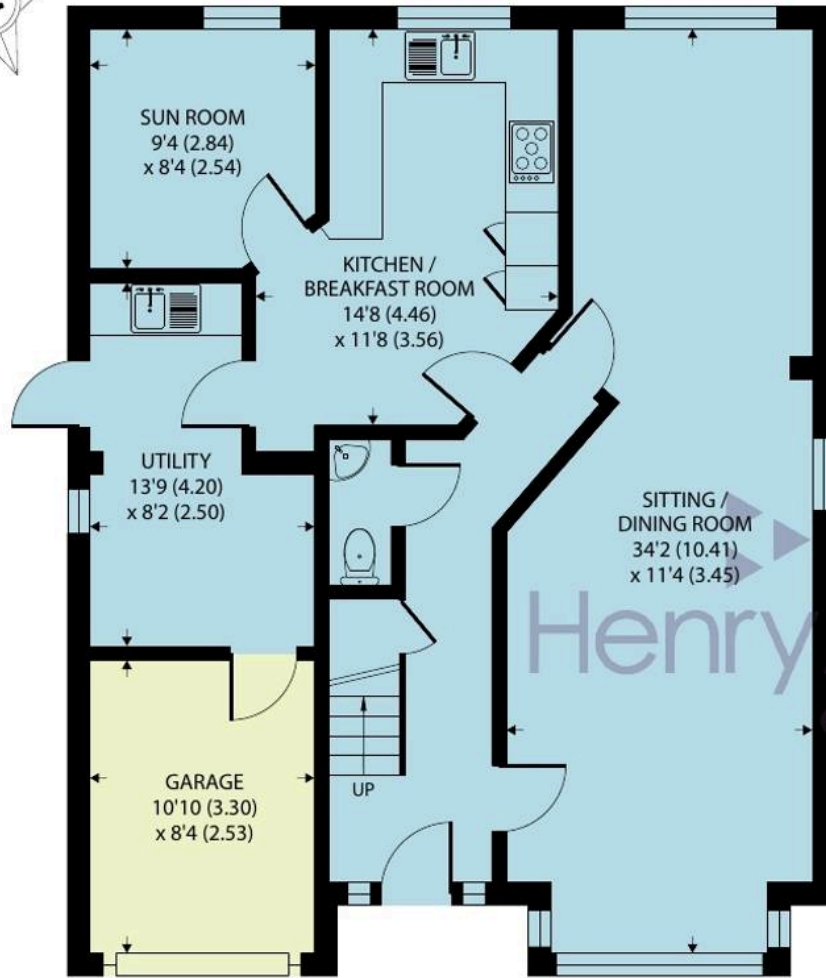
To the first floor; the main bedroom enjoys views to the front of the property and has a fitted wardrobe space and an accompanying ensuite shower room, the ensuite is well specified with a walk-in shower, wash hand basin and a level WC - all complimented with quality chrome fittings. Bedroom two has fitted wardrobe space and enjoys views to the front aspect and there are two further bedrooms overlooking the rear garden. The family bathroom has a wall mounted shower over the bath and there is a low level WC and wash hand basin with a vanity unit offering ample bathroom storage.



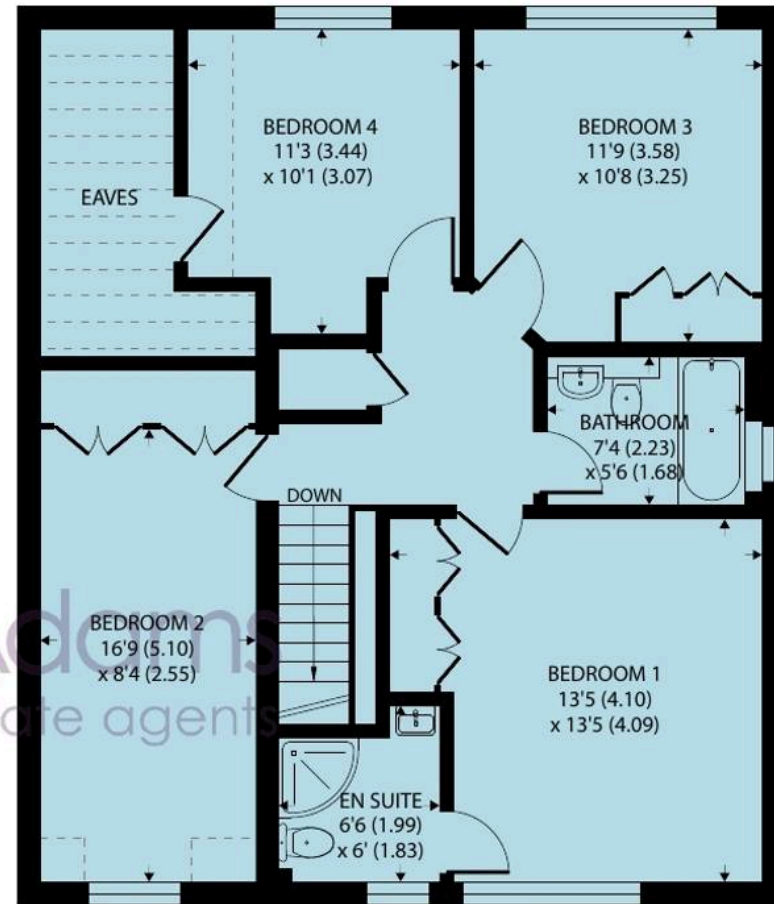








GROUND FLOOR



FIRST FLOOR

## 2 Mitchell Gardens, Slinfold, Horsham, RH13 0TY

Approximate Area = 1519 sq ft / 141.1 sq m

Limited Use Area(s) = 106 sq ft / 9.8 sq m

Garage = 90 sq ft / 8.4 sq m

Total = 1715 sq ft / 159.3 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). © nichecom 2024. Produced for Henry Adams. REF: 1190192







The property has driveway parking leading to the converted garage, the front garden is laid to lawn and has a selection of shrubs and planting. The rear garden has a patio terrace area which is ideal for outdoor dining and also has the benefit of a purpose built canopy providing shelter and shade. The remainder of the rear garden is laid to lawn and has a secondary seating area and part walled boundary, there is also a superb selection of shrubs and planting.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- **Detached Family Home**
- **Village Location**
- **Garage and Driveway Parking**
- **Downstairs WC**
- **Utility Room**
- **Four Bedrooms**
- **Master Bedroom with Built in Wardrobes and Ensuite**
- **Access to Well Regarded Local Schools**
- **Access to A281, Horsham and Guildford**









## 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.