



104 Merryfield Drive, Horsham

Guide Price £450,000



# 104 Merryfield Drive

Horsham, Horsham

A delightful semi-detached bungalow in a sought after location. This property, which has a delightful rear garden offers two bedrooms and is a good opportunity for the next owner to put their own stamp on. The accommodation offers: spacious entrance hall with storage cupboards, living room with fireplace and bay window to the front of the property, kitchen/breakfast room with a range of floor and wall units, breakfast bar. There is a window and rear door from the kitchen to the garden. There are two double bedrooms with the front bedrooms outlook to the front of the property and the back bedroom having views overlooking the rear garden.

The property is approached via a driveway with path leading to the front door and detached garage. To the rear of the property is a delightful garden mainly laid to lawn with patio area providing outside space. There is also the garage which has a side door from the garden leading inside.

Located on a popular residential road, the property also offers easy access to excellent schools and walks in this sought after location.

Council Tax band: E

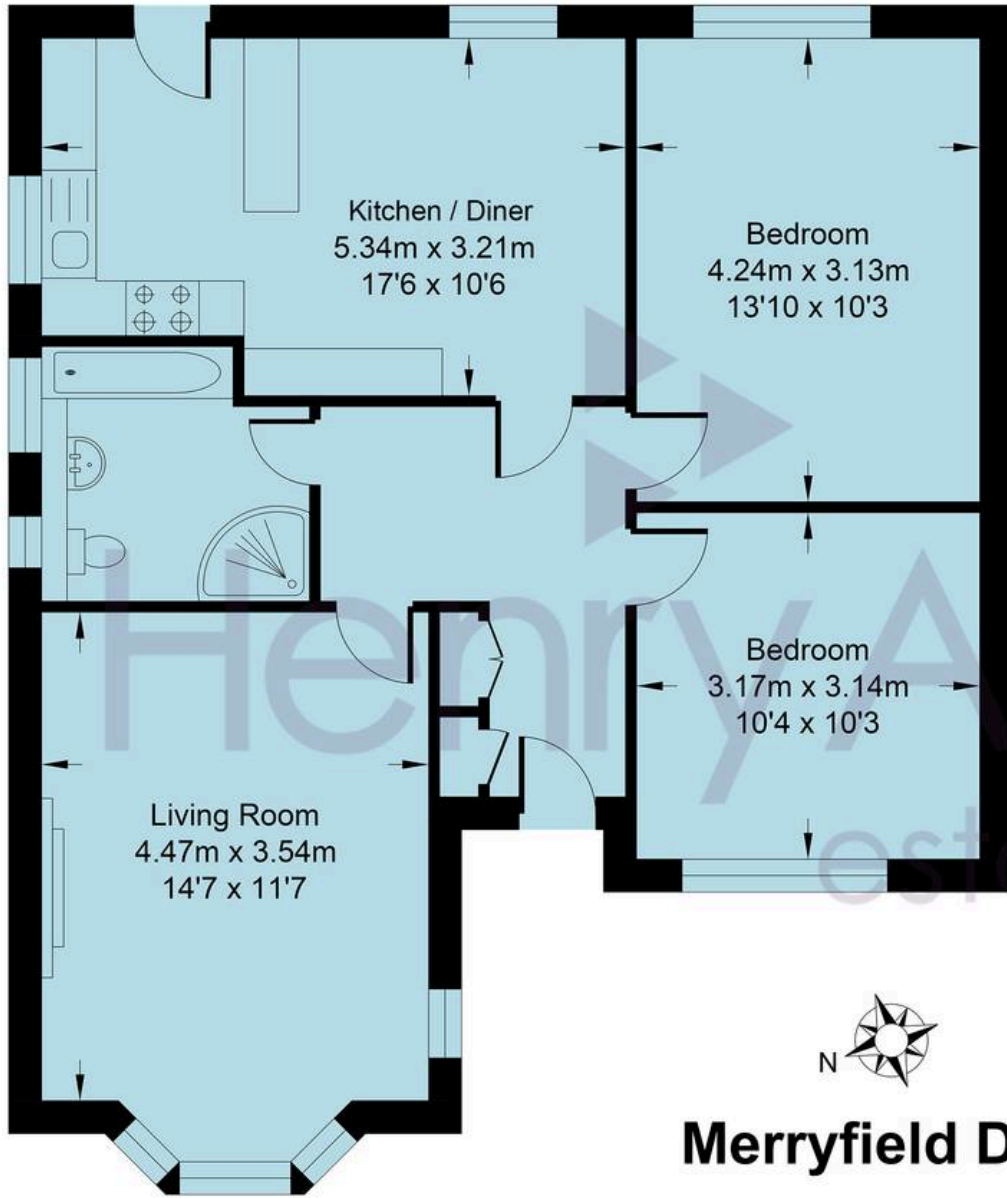
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached Bungalow
- Two Bedrooms
- Modern Kitchen and Bathroom
- Off Road Parking for Several Vehicles
- Garage
- Walking Distance to Horsham Town Centre
- Close to Highly Regarded Schools





## Merryfield Drive

Approximate Area = 776 sq ft / 72.06 sq m  
 Garage = 144 sq ft / 13.41 sq m  
 Total = 920 sq ft / 85.47 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](mailto:horsham@henryadams.co.uk)

[www.henryadams.co.uk/](http://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.