



37 Swindon Road, Horsham

Guide Price £525,000

 **Henry Adams**
estate agents

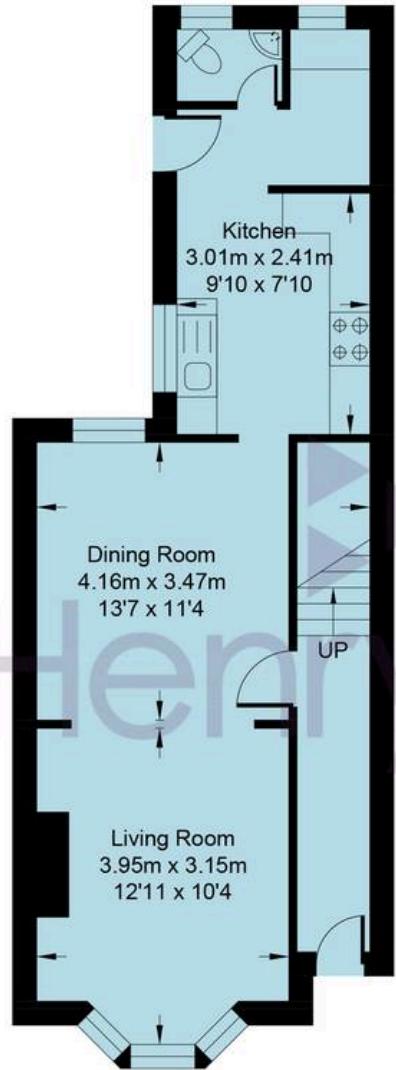
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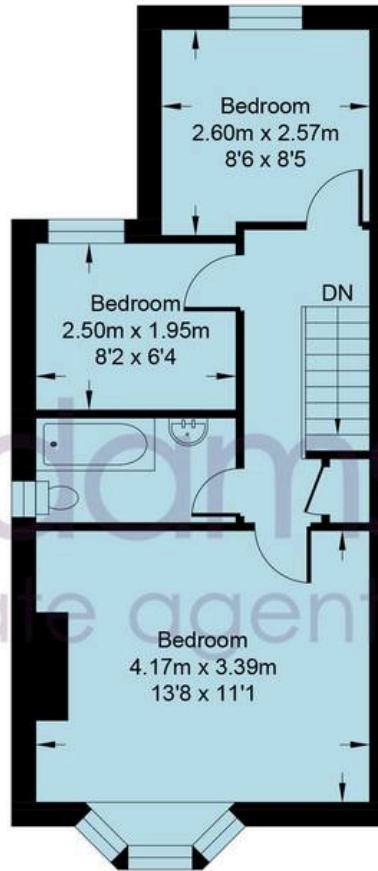
This tastefully styled and well presented three-bedroom period property is situated on the West side of Horsham offering access to the mainline train station, nearby Horsham town Centre, the open countryside and a selection of well-regarded local schools. There is a superb blend of living and bedroom space arranged over two floors; to the ground floor the main sitting room enjoys a bay window to the front aspect and centres around a fireplace with cleverly designed built in storage within the alcoves. The dining room is part open to the living room and has a light, airy feel and enjoys views over the rear gardens and is positioned conveniently adjacent to the kitchen. The kitchen has a modern style and a selection of high-end integrated appliances, there is also a Butler style sink and a tiled floor running through, there is a separate utility area which houses space and plumbing for a washing machine and tumble dryer. Also of note to the ground floor is a modern downstairs cloakroom.

To the first floor; the main bedroom is of generous proportions and enjoys a bay window to the front aspect, there are two further bedrooms both of which overlook the rear garden and a well equipped and modern family bathroom which has a wall mounted shower over the bath, a wash hand basin and a low-level WC - all complimented with chrome fittings and a heated towel rail.





GROUND FLOOR



FIRST FLOOR



Swindon Road

Approximate Area = 844 sq ft / 78.4 sq m

Total = 844 sq ft / 78.4 sq m

For identification only - not to scale





A hardstanding block paved driveway provide an off-street parking space to the front of the property. The rear garden is mainly laid to lawn and has a selection of borderers and beds with mature shrubs and planting, there is a patio terrace area ideal for alfresco dining within the summer months and a timber storage shed.

- Horsham West Side Location
- Superb Decor Throughout
- Modern Kitchen with Integrated Appliances
- Modern Upstairs Bathroom
- Off Street Parking
- Private Rear Garden
- Downstairs WC
- Access to Town Centre
- Access to Mainline Train Station
- Nearby Horsham Park

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 Downslink Cycle Path. The schooling caters for state and public sectors and the main schools are Bohunt Academy School, Millais, Forest, Tanbridge, Collyers, Christ's Hospital and Farlington. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries. The Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events throughout the year.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







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.