



34 Burns Close, Horsham, RH12 5PF

Guide Price **£425,000 – £445,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 bedrooms
- Well presented end of terrace house built in the 1990s
- Family sized kitchen/dining room
- Parking for 3 vehicles
- Fantastic corner plot garden with pleasant outlook
- Potential to further enlarge
- Peaceful and tucked away position
- Vendor suited
- Close to schools, transport links shops and walks

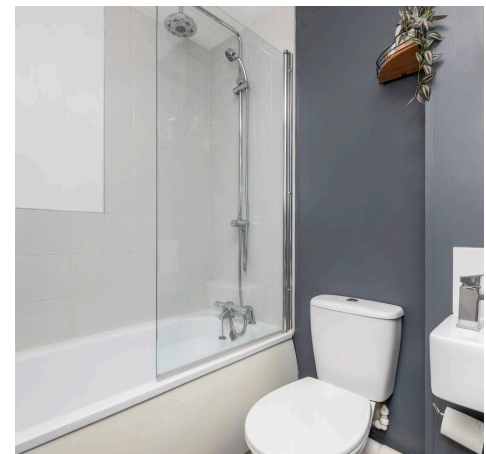
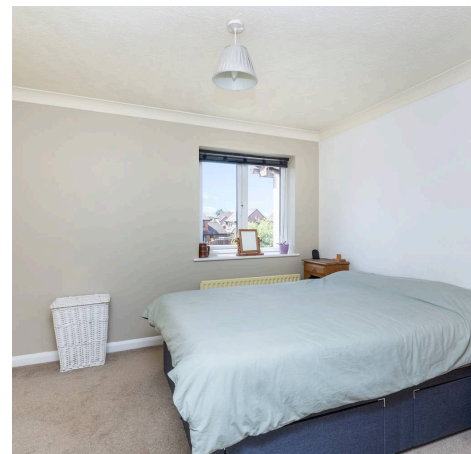
A beautifully presented and peacefully located 3 bedroom end of terrace house, built in the 1990s with superb corner plot garden and parking for 3 vehicles.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

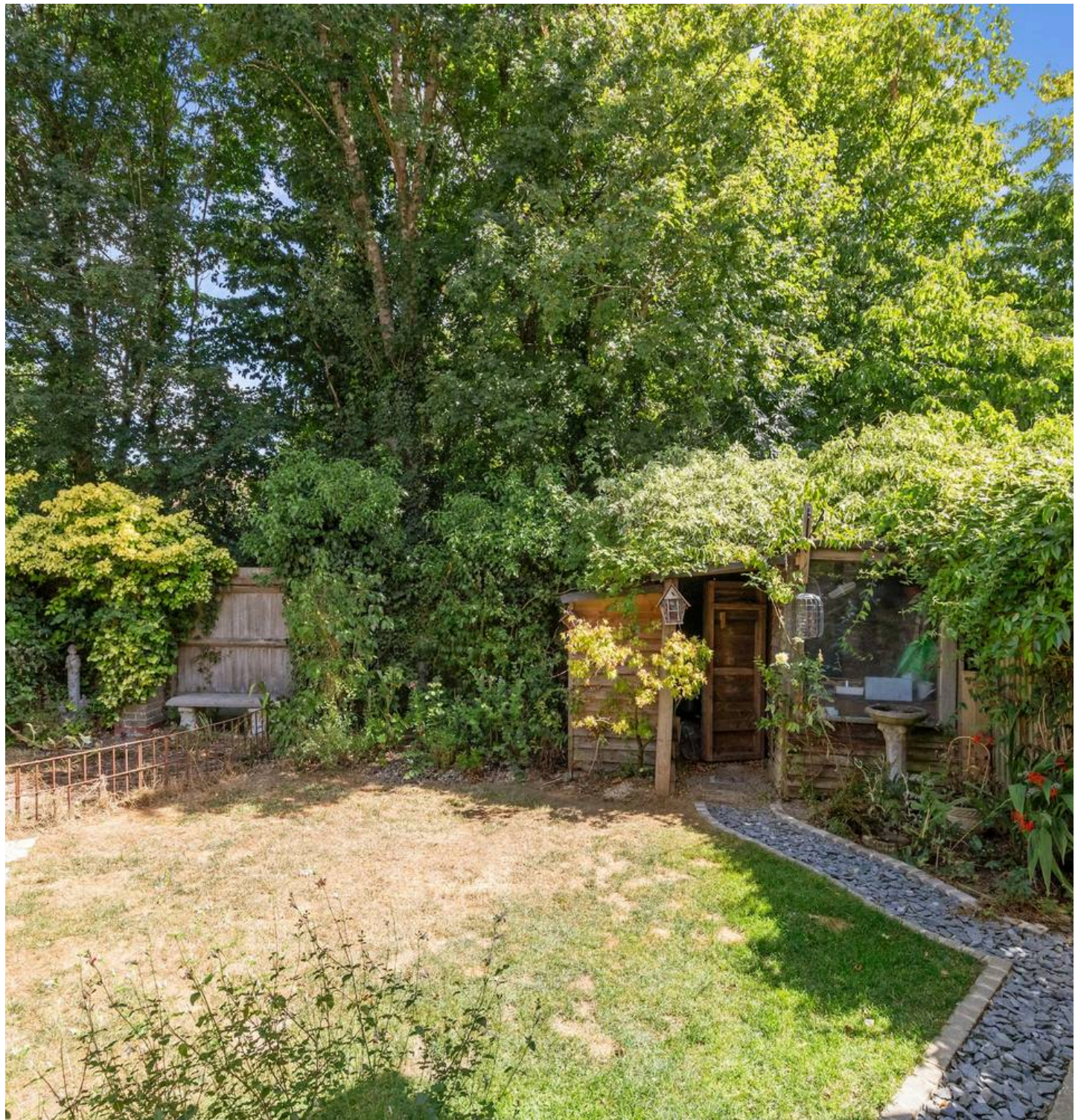
EPC Environmental Impact Rating: D

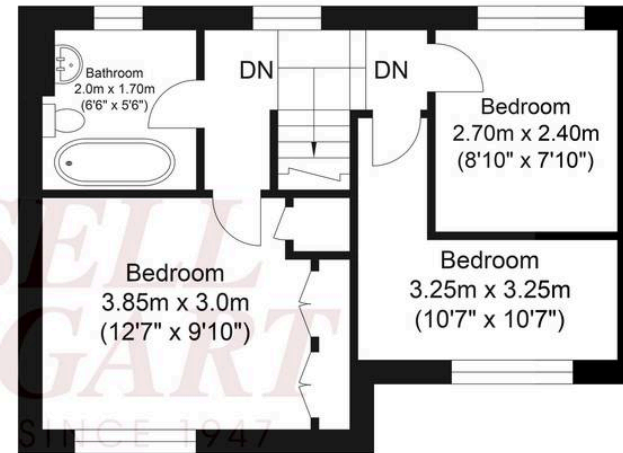
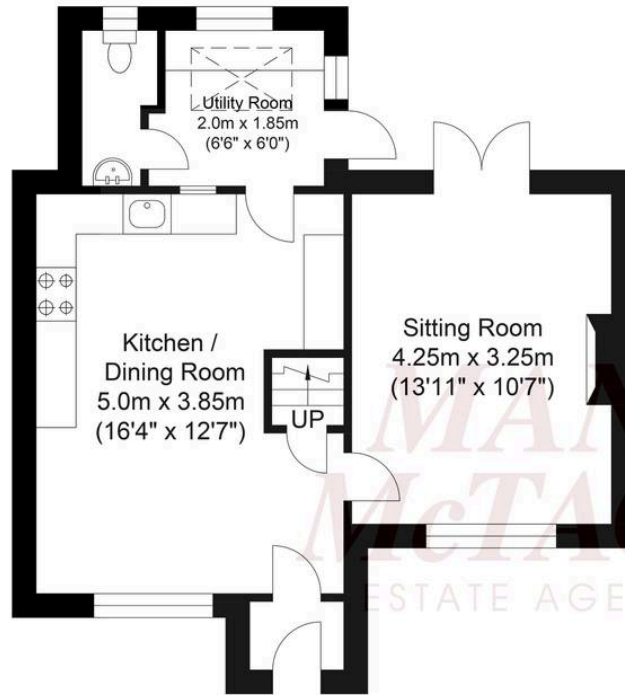




A beautifully presented and peacefully located 3 bedroom end of terrace house, built in the 1990s with superb corner plot garden and parking for 3 vehicles. The property is situated on a popular development, within striking distance of excellent schools, major transport links, dog walks and shopping facilities. The accommodation comprises: entrance porch, sitting room with open fire and French doors onto the garden and kitchen/dining room fitted with an attractive range of units, Beech work surfaces and space for appliances. A vaulted extension has many uses with cloakroom and door onto the garden. Upstairs there is a principal bedroom with ample fitted storage, 2 further bedrooms and family bathroom. Benefits include double glazed windows and gas fired central heating to radiators (combination boiler located in the loft). There is parking for at least 3 vehicles to the front of the house. The 42' x 37' maximum measurement corner plot garden is a particular feature and enjoys a pleasant outlook. The garden is lawned with wild meadow section, 2 log stores, greenhouse, potting shed, side access and steel framed storage container which could double up as a gym.

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Ground Floor
Approximate Floor Area
434.96 sq ft
(40.41 sq m)

First Floor
Approximate Floor Area
356.17 sq ft
(33.09 sq m)

Approximate Gross Internal Area = 73.50 sq m / 791.14 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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