



97 Oakhill Road, Horsham, RH13 5LH

Guide Price £625,000 – £650,000

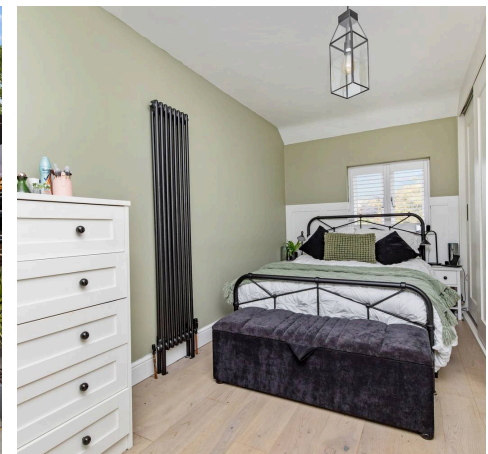
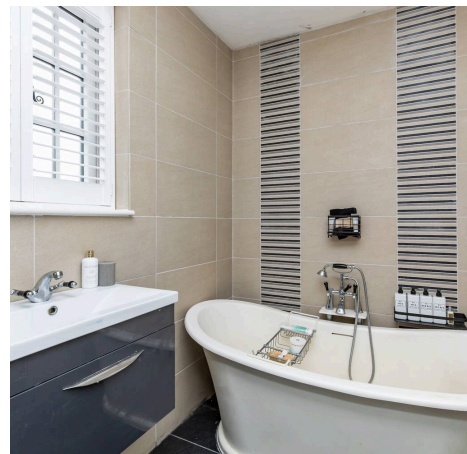
**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 good sized bedrooms
- 2 reception rooms
- 1,452 sq ft of accommodation
- Skilfully enlarged and well presented semi detached house built in the 1950s
- 2 bath/shower rooms
- Impressive dining/family room with bi-folding doors
- Landscaped rear garden
- Driveway for 3 vehicles and 48'10 x 9'6 garage
- Vendor suited
- Centrally located close to schools, railway station, town centre and walks

A beautifully presented and greatly improved 4 bedroom, 2 reception rooms 2 bath/shower room semi detached house of 1,452 sq ft built in the 1950s with superbly enlarged dining/family room, driveway for 3 vehicles, 48'10 x 9'6 garage and private garden.

Council Tax band: E

Tenure: Freehold

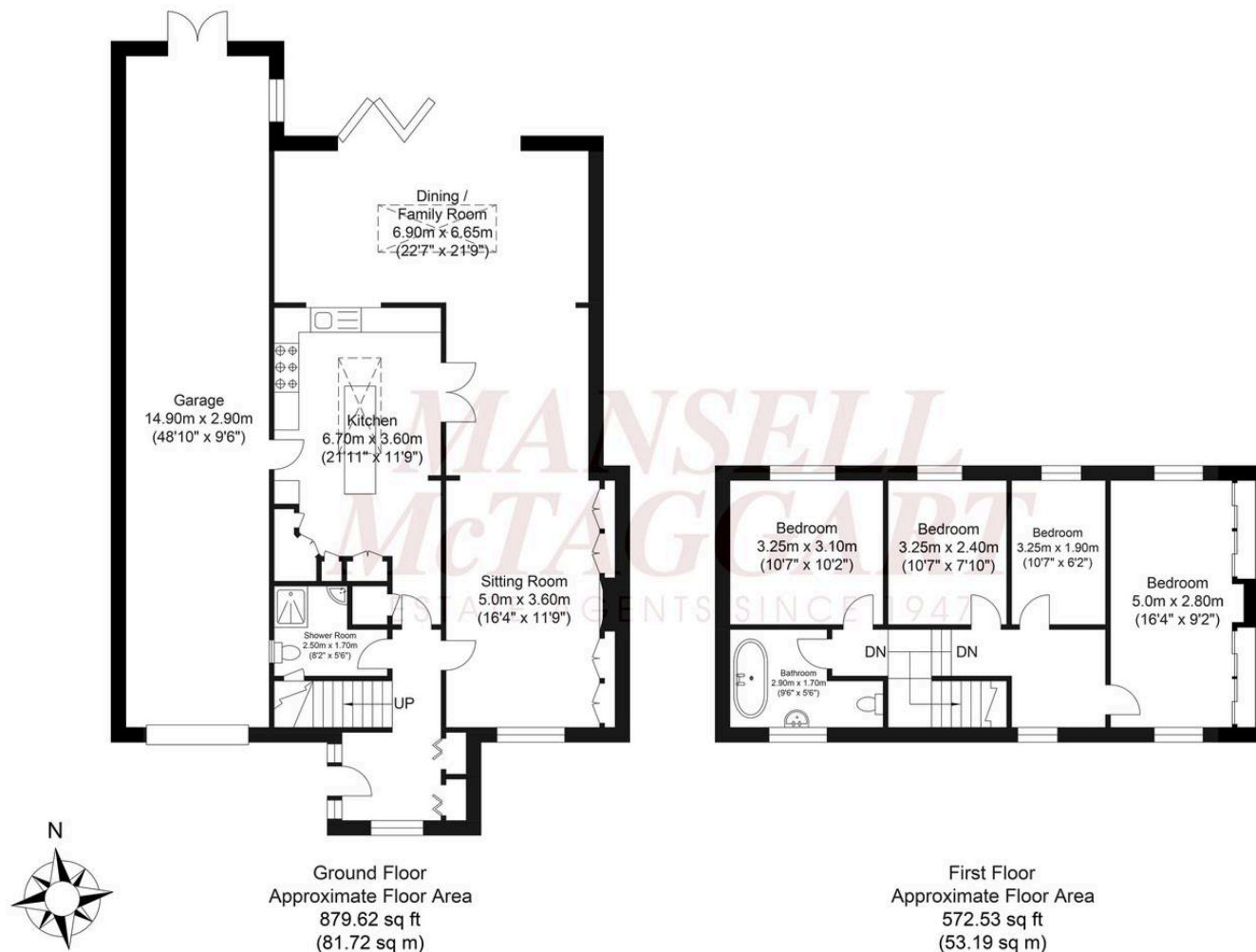




A beautifully presented and greatly improved 4 bedroom, 2 reception rooms 2 bath/shower room semi detached house of 1,452 sq ft built in the 1950s with superbly enlarged dining/family room, driveway for 3 vehicles, 48'10 x 9'6 garage and private garden. The property is situated on a popular and centrally located residential road, close to excellent schools, mainline railway station, country walks and the town centre. The accommodation comprises: entrance porch with fitted storage and ample space for pushchairs, coats and shoes and modern shower room with under stairs storage. The hallway leads into the panelled sitting room with bespoke cabinetry and wood burner. A pair of double doors lead into the kitchen which has been refitted with an attractive range of shaker style units, intelligent larder cupboard, butler sink, island that seats 3 and door into the garage. The mostly Neff integrated appliances include induction hob, extractor, oven, combination oven/microwave, washing machine, dishwasher and wine fridge. An impressive and skilfully extended dining/family room with feature panelled wall is an ideal space for entertaining and bi-folding doors lead onto the garden. Upstairs there is a principal bedroom with ample fitted storage, 3 further good sized bedrooms (2 doubles and 1 single) and re-modelled family bathroom. Benefits include double glazed windows and gas fired central heating to radiators (Worcester Bosch combination boiler located in the porch). A brick paved driveway provides parking for 3 vehicles, leading to the 48'10 x 9'6 garage with workshop area, power and roller shutter door. The 46' x 36' rear garden has been thoughtfully landscaped and is perfect for family get-togethers. The walled garden is predominantly lawned with a substantial paved patio, gazebo with BBQ area and pergola with additional patio area.

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.





Approximate Gross Internal Area (Excluding Garage) = 134.91 sq m / 1452.15 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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