



**Durfold Road, Horsham**

Guide Price **£475,000**

  
**Henry Adams**  
estate agents



# Durfold Road

## Horsham

A delightful three bedroom, two bathroom, semi-detached family home situated in a quiet and discreet position in North Horsham offered with no ongoing chain.

To the ground floor; the reception hallway welcomes you and leads into a generously proportioned sitting room which has a box bay window to the front aspect, there is a feature fireplace and access leading through to the separate dining room, the kitchen has a range of wall and base cabinets with contrasting work surfaces running through and a selection of integrated appliances including an oven and gas hob. Also of note to the ground floor is the convenience of a downstairs cloakroom and a utility room with a direct access to the rear garden.

To the first floor; the main bedroom has superb selection of fitted wardrobe space, there is also an accompanying En-suite shower room which features a walk-in shower, low-level WC and a wash hand basin.

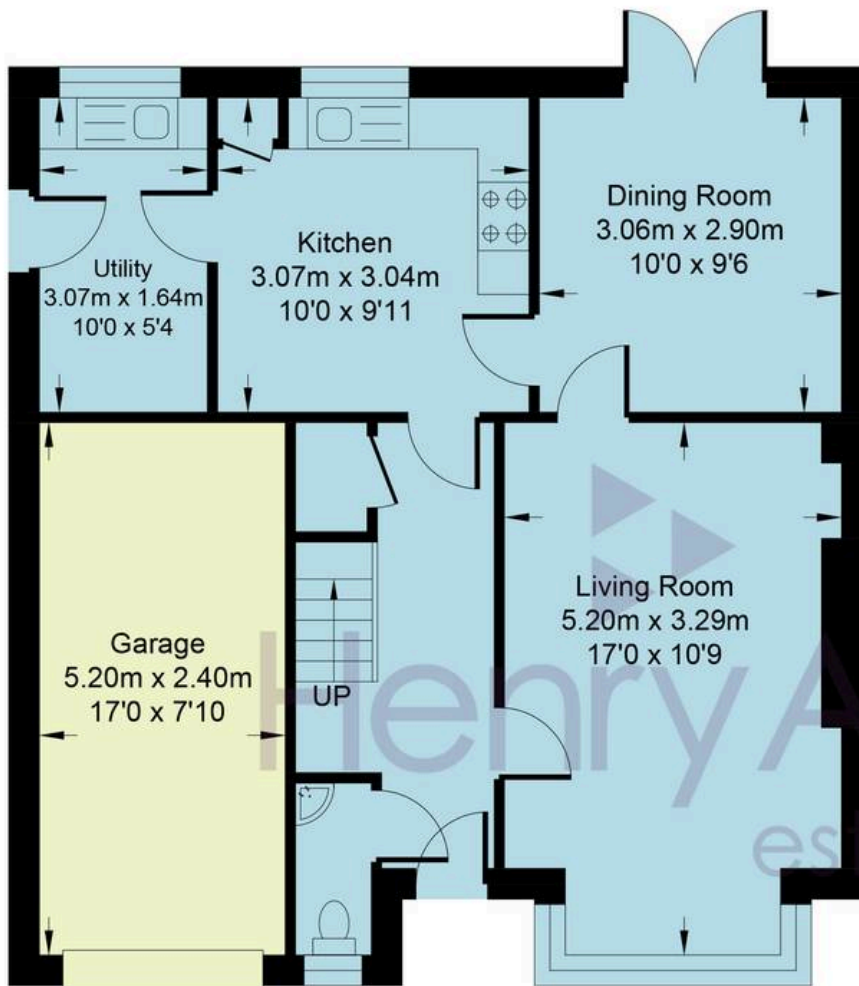
There are two further bedrooms; both of which enjoy an aspect to the front of the property. A family bathroom has a bath with shower attachment, a wash hand basin and a low-level WC - all complemented with a chromed heated towel rail.

The property features driveway parking for one car that leads to the garage which has an up and over door. The rear garden is mainly laid to lawn and has a patio terrace area.

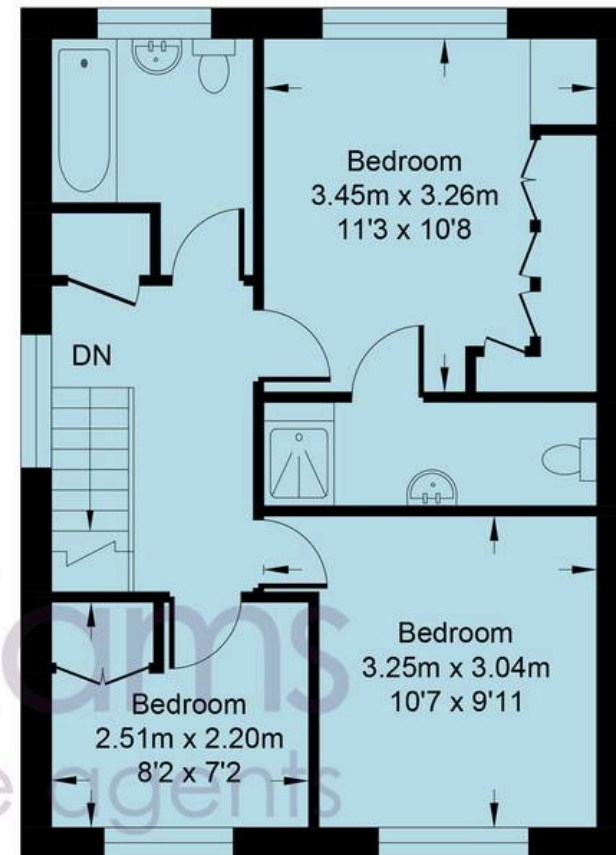








GROUND FLOOR



FIRST FLOOR

## Durfold Road

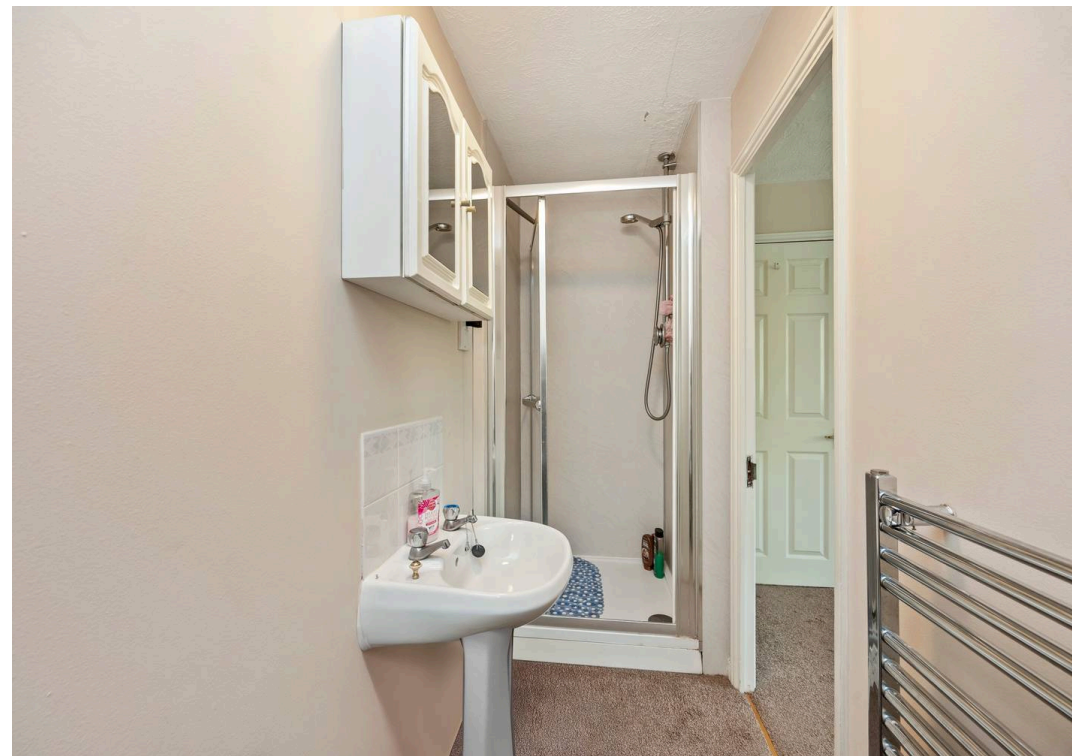
Approximate Area (Including Garage) = 1124 sq ft / 104.4 sq m

Total = 1124 sq ft / 104.4 sq m

For identification only - not to scale









Three bedrooms

Two Bathrooms

Parking on driveway with garage

Utility Room

Downstairs Cloakroom

Separate Dining Room

Mature Garden with patio area

This superb property offers the opportunity to extend subject to the usual planning consents.

Council Tax band: E

Tenure: Freehold











## 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.