



Kestrel Close, Horsham

Guide Price £475,000

Kestrel Close

Horsham

This well-presented semi-detached family home is ideally situated in a quiet cul de sac, offering both privacy and convenience. Upon entering, you are greeted by a welcoming hallway that leads into a spacious open plan kitchen, dining, and living area. This versatile space is perfect for modern family living and entertaining, with ample room for both relaxation and dining.

In addition to the ground floor is a bedroom / snug area which provides flexibility for a variety of lifestyles, whether used as a guest bedroom, home office, or tranquil retreat, the room benefits from a comfortable yet stylish feel, making it a highly adaptable addition to the home.

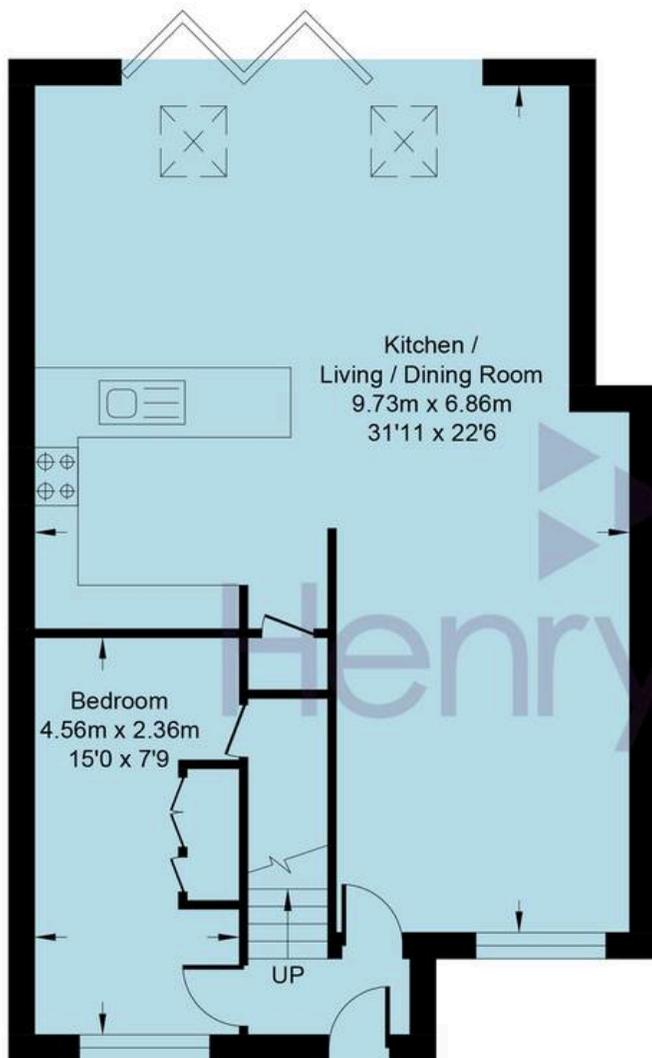
The kitchen is thoughtfully designed with a range of fitted units and integrated appliances, providing plenty of storage and worktop space for meal preparation. Large windows and patio doors fill the living area with natural light, creating a bright and airy atmosphere.

Upstairs, the property offers three generously sized bedrooms, each with comfortable proportions and neutral décor, making them ideal for family members or guests.

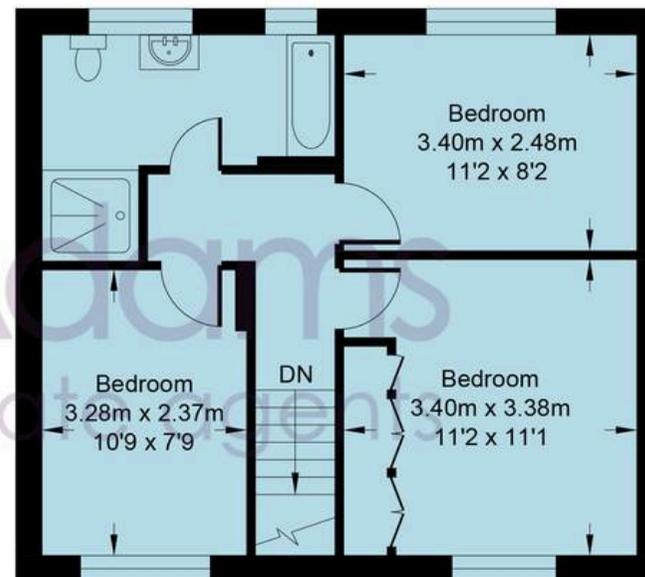
The family bathroom is well-appointed with contemporary fittings.







GROUND FLOOR



FIRST FLOOR

Kestrel Close

Approximate Area = 1186 sq ft / 110.2 sq m

Total = 1186 sq ft / 110.2 sq m

For identification only - not to scale



To the front, there is a private driveway providing off-road parking for vehicles

To the rear, you will find a garden which is mainly laid to lawn, providing plenty of space for children to play or for outdoor entertaining during the warmer months. There is also a patio area, perfect for al fresco dining or relaxing with family and friends. The garden is fully enclosed with secure fencing, offering peace of mind for families with young children or pets.

With its combination of comfortable living accommodation, ample outside space, and a desirable cul de sac location, this property presents a fantastic opportunity for families or professionals seeking a well-connected yet peaceful place to call home. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

The property also boasts excellent access to the local train line, making commuting straightforward, and is conveniently located close to a range of local amenities including shops, schools, and leisure facilities.

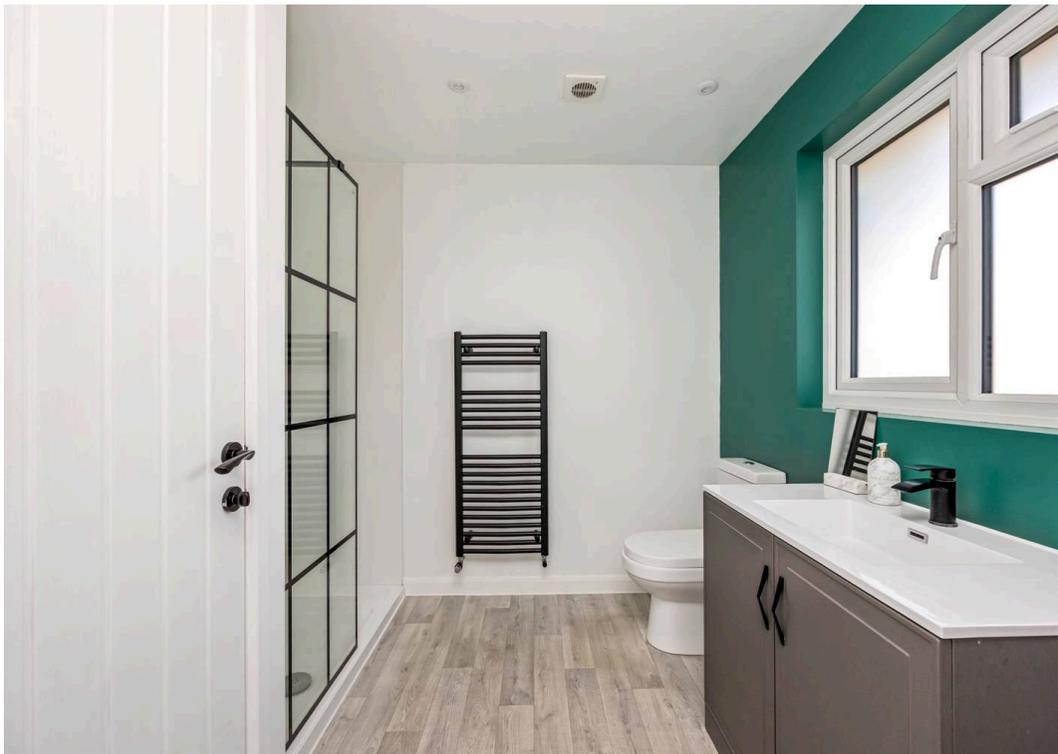
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E









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