



**10 Butlers Road, Horsham, RH13 6AJ**

Guide Price **£435,000 – £450,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

- 3 well proportioned bedrooms - 2 with fitted wardrobes
- End of terrace house built in the 1960s
- No onward chain
- Scope to improve and enlarge to rear or convert garage
- Fantastic garden
- First time to market in 30 years
- Driveway and garage
- Quiet position close to schools, walks, shops and transport links

A well located 3 bedroom end of terrace house, built in the 1960s with driveway for 1 vehicle, garage, beautiful garden and no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A well located 3 bedroom end of terrace house, built in the 1960s with driveway for 1 vehicle, garage, beautiful garden and no onward chain.

The property is situated in a quiet residential area within striking distance of highly regarded schools, major transport links, stunning walks in Leechpool & Owlbeech woods and Horsham town centre.

The accommodation comprises: entrance porch with storage area and good sized sitting/dining room with fireplace and door onto garden.

The kitchen is fitted with a selection of units and also leads onto the garden.

The stairs from the sitting/dining room lead into 3 well proportioned bedrooms (2 doubles with fitted wardrobes and 1 large single/small double). The bathroom with airing cupboard and separate cloakroom could be incorporated, if required.

Benefits include double glazed windows and gas fired central heating to radiators (boiler located in the kitchen).

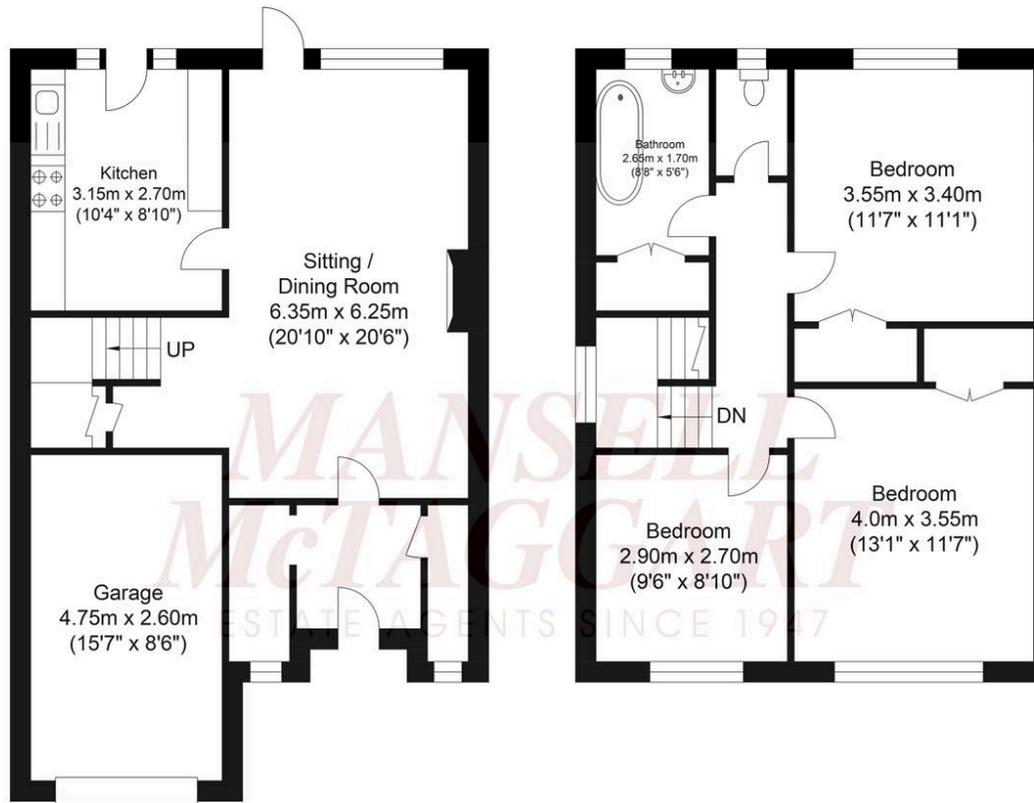
A driveway provides parking for 1 vehicle and a larger drive could be created.

The garage with power lends itself for conversion similar to nearby properties.

The 52' x 29' east facing garden is a particular feature and is lawned with well established borders, paved patio and side access.

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  
 636.47 sq ft  
 (59.13 sq m)

First Floor  
 Approximate Floor Area  
 594.49 sq ft  
 (55.23 sq m)

Approximate Gross Internal Area (Including Garage) = 114.36 sq m / 1230.96 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

**Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE**

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