



Beaver Close, Horsham

Guide Price £525,000 - £550,000

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No ongoing chain

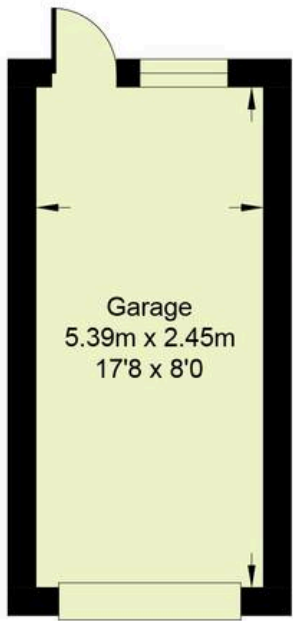
We are pleased to offer for sale this spacious and well-presented family home, thoughtfully arranged over two floors to provide a well-balanced blend of living and bedroom accommodation. Ideal for a growing family, the property is situated in a quiet cul-de-sac and benefits from convenient access to well-regarded local schools.

An entrance porch leads into the welcoming entrance hall, with a door opening to a cloakroom fitted with a wash hand basin and W.C. The living room flows through to the dining room, which features sliding doors opening onto the rear garden, creating an excellent space for both everyday living and entertaining. The kitchen is fitted with a range of wall and base units and benefits from a door providing direct access to the garden.

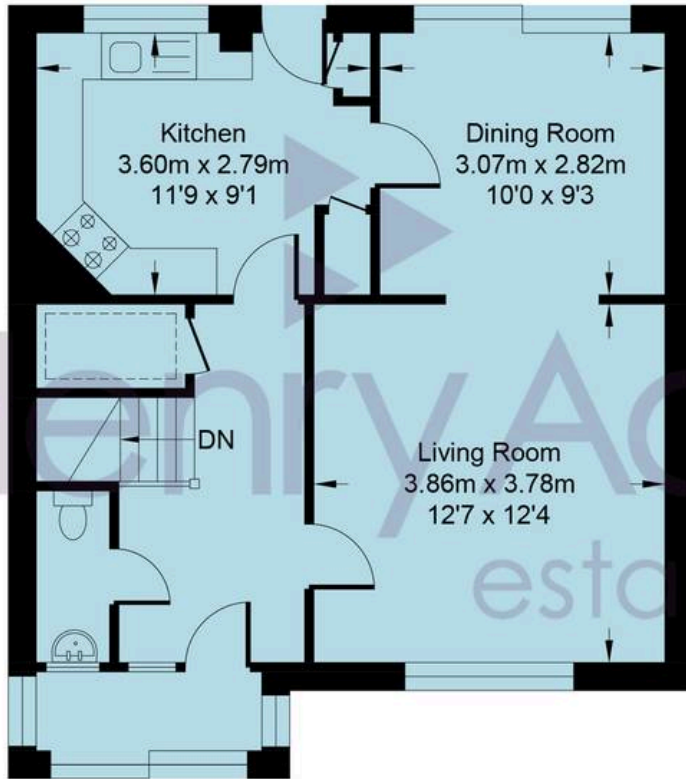
Stairs rise to the first-floor landing, with doors leading to four well-proportioned bedrooms and a family bathroom comprising a panelled bath, low-level W.C. and wash hand basin.

Outside, the front garden is mainly laid to lawn and benefits from gated side access. The driveway provides off-road parking and leads to the garage, which features an up-and-over door.

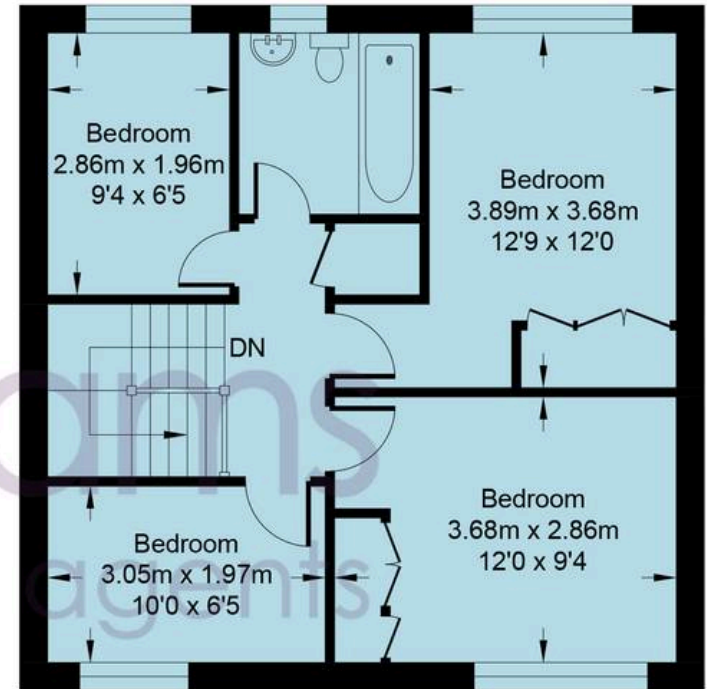




GARAGE



GROUND FLOOR



FIRST FLOOR



Beaver Close

Approximate Area = 1013 sq ft / 94.1 sq m
 Garage Area = 143 sq ft / 13.2 sq m
 Total = 1156 sq ft / 107.3 sq m
 For identification only - not to scale





The rear garden offers a paved patio area with steps leading up to a lawned garden, attractively planted with a variety of flowers and shrubs.

We highly recommend an internal viewing to fully appreciate this well-presented family home.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







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.