



Old Horsham Road, Southgate
£775,000

**MANSELL
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- Council Tax Band 'F' and EPC 'D'

A rare opportunity to purchase this substantial and imposing four bedroom detached family home, in a highly sought after location in Southgate. The property boasts a double garage, three reception areas, two wash rooms, a downstairs cloakroom and a peaceful, secluded southerly facing rear garden. Offered with NO ONWARD CHAIN.

Upon entry into the home, you are welcomed by an entrance hallway with stairs to the first floor and a useful coats cupboard beneath, along with access to the downstairs cloakroom comprising of a WC, wall mounted wash hand basin and opaque window to side. The bright and airy triple aspect living room is to the right of the house, measuring an impressive 22ft in length with windows to front, side and rear allowing natural light to flood the room. There is ample space for multiple family sofas and furniture, perfect for larger families and gatherings. Double doors from the living room take you through to a separate dining room with space to comfortably accommodate seating for 8+ persons with French doors opening out to the rear garden. The kitchen /breakfast room, which can be accessed via the hallway or the dining room, is another substantial room measuring 20ft 8" X 14ft 9" and fitted with a wide range of wall and base units along with integrated appliances including a fridge/freezer, double oven, microwave oven, dishwasher and a gas hob with stainless steel extractor hood above. In addition, this room offers pleasant views across the rear garden, side door to access the garden and further space for a large table and chairs. Furthermore, a second door leads to a covered area to the front of the house, which grants access into the double garage with up and over door, power light and space/plumbing for washing machine and extra white good space. Completing the downstairs accommodation is a study, situated to the front of the house with a built in storage cupboard.





Heading upstairs, there is a gallery landing providing access to all bedrooms, bathrooms and loft with a large window to the front. There are three double bedrooms all with rear facing aspects and two of those rooms benefitting from built-in double wardrobes. Bedroom four overlooks the front aspect and is a generous single room with a built-in single wardrobe.

The home comes with two wash rooms upstairs; Firstly, there is the main family bathroom, which is fitted in a white suite comprising a panelled bath with shower attachment, separate shower cubicle, WC, wash hand basin with vanity storage and an opaque window to the front. In addition, there is a second shower room complete with a shower cubicle, WC, wash hand basin with storage and opaque window.

Outside

To the front, the home is complimented by a large front garden, mainly laid to lawn with a variety of planted borders with a footpath leading to the front door. There is driveway parking leading to the detached double garage, which also comes with a pitched roof for further storage. Gated side access leads to the greatly private southerly facing rear garden, which offers a real peaceful setting to relax. The garden is mainly laid to lawn with a patio abutting the foot and side of the house, all enclosed with wooden panel fencing and a variety of mature planted borders.





Total area: approx. 191.7 sq. metres (2063.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

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