



**32 Heron Way, Horsham**  
Horsham

Guide Price **£800,000**



Guide price £800,000

A versatile and superbly located 4 double bedroom, 3 reception room, 2 bath/shower room detached house, built in the 1960s by Croudace Homes with 2 downstairs bedrooms, driveway for 4 vehicles, garage and secluded 72' south-west facing garden.

The property is situated on the ever so popular east side of Horsham, within striking distance of highly regarded schools, major transport links and stunning walks in St. Leonards forest.

The accommodation comprises; entrance porch, impressive vaulted hallway, sitting room with feature gas fire and sliding doors to the garden and a dining room.

A pair of interconnecting doors lead into the kitchen/breakfast room fitted with an attractive range of units, space for appliances, breakfast bar that seats four and sliding doors out to the garden.

An inner hallway with airing cupboard leads past the study/occasional bedroom to 2 well proportioned double bedrooms both with fitted wardrobes and the family bathroom.

On the first floor a galleried landing provides access into a fantastic vaulted principal bedroom, additional double bedroom (both with storage into the eaves) and bathroom.

A paved driveway provides parking for 4 vehicles, leading to the 12'9 x 9'2 garage with light and power.

A gate leads into the paved courtyard which is ideal for family get-togethers and barbeques.

The 72' x 43' south-west facing garden offers an excellent degree of privacy and is predominantly lawned with well established borders and gravelled seating area.

- 4 double sized bedrooms
- 3 reception rooms
- Flexible accommodation with 2 downstairs bedrooms
- Built in the 1960s
- Enlarged but further potential to extend
- South-west facing garden with privacy
- Driveway for 4 vehicles and garage with power

## 32 Heron Way

Horsham, Horsham

Guide price £800,000 A versatile and superbly located 4 double bedroom, 3 reception room, 2 bath/shower room detached house, built in the 1960s by Croudace Homes with 2 downstairs bedrooms, driveway for 4 vehicles, garage and secluded south-west facing garden.

Council Tax band: F

Tenure: Freehold

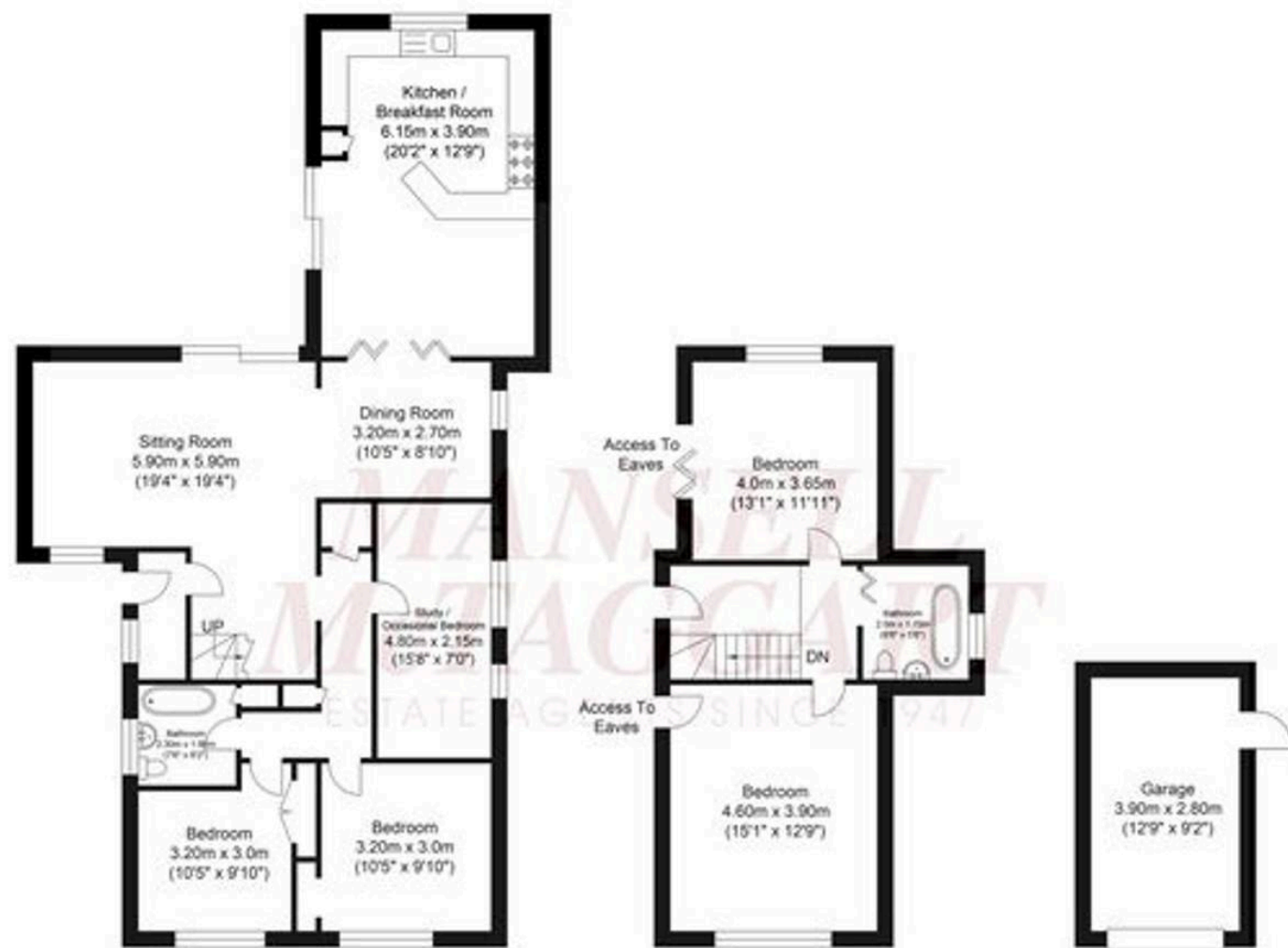
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- 4 double sized bedrooms
- 3 reception rooms
- Flexible accommodation with 2 downstairs bedrooms
- Built in the 1960s
- Enlarged but further potential to extend
- South-west facing garden with privacy
- Driveway for 4 vehicles and garage with power
- Excellent school catchment
- Close to beautiful walks in St. Leonards forest and major transport links







Ground Floor  
Approximate Floor Area  
1112.12 sq ft  
(103.32 sq m)

First Floor  
Approximate Floor Area  
466.93 sq ft  
(43.38 sq m)

Garage  
Approximate Floor Area  
117.54 sq ft  
(10.92 sq m)

Approximate Gross Internal Area (Excluding Garage) = 146.70 sq m / 1579.06 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Mansell McTaggart Horsham

Mansell Mctaggart, 26 Carfax - RH12 1EE

01403 263000

horsham@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk

In accordance with the requirements of the Anti Money Laundering Act 2022, Mansell McTaggart Horsham Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £35, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.