



Allcard Close, Horsham

Guide Price £625,000

Allcard Close

Horsham

This impressive four bedroom detached family property offers spacious and versatile accommodation, perfectly suited for modern family living. Situated in a quiet cul de sac, the house is ideally positioned for easy access to well regarded schools and local amenities, making it an excellent choice for families seeking both comfort and convenience.

The ground floor features a welcoming entrance hall, a bright and airy living room, with log burner and a separate dining area that is ideal for entertaining or family meals.

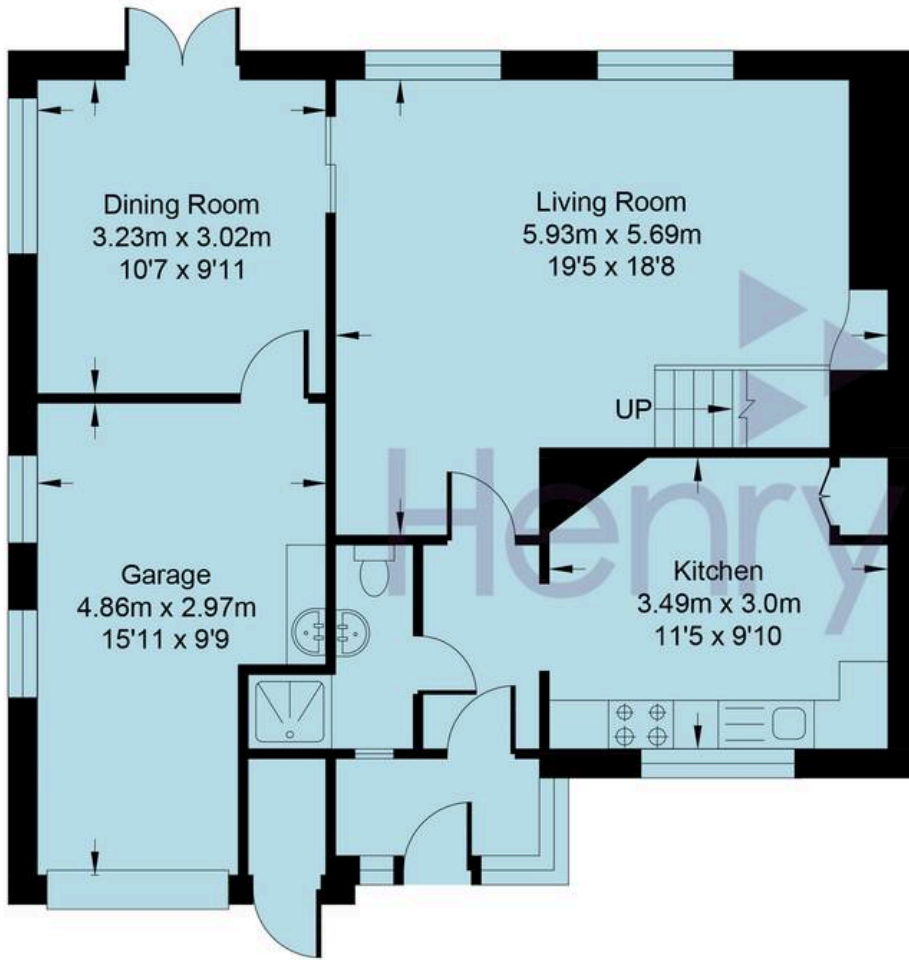
The well appointed kitchen provides ample storage and workspace, with room for a table and chairs, while a useful ground floor shower, sink and WC adds further practicality.

Upstairs, the principal bedroom benefits from a stylish ensuite shower room, with additional walk in wardrobe, while three additional bedrooms are served by a contemporary family bathroom. The property also benefits from plenty of storage throughout, ensuring a clutter free environment.

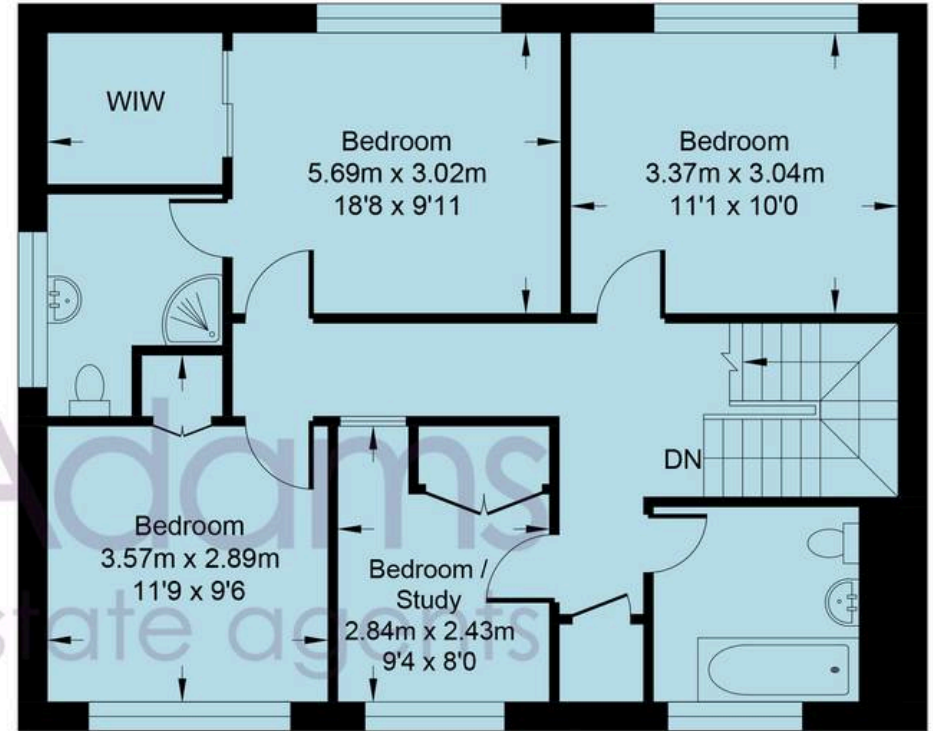
Outside, the property boasts a secluded private rear garden with side access, which is mainly laid to lawn. A paved patio area offers the perfect spot for al fresco dining or summer barbeques, while well established borders add a touch of greenery and privacy. The front of the house features a neat lawn and mature shrubs, creating an attractive first impression.







GROUND FLOOR



FIRST FLOOR



Allcard Close

Approximate Area (Including Garage) = 1367 sq ft / 127.0 sq m
 Total = 1367 sq ft / 127.0 sq m
 For identification only - not to scale

For parking, the property offers a garage, the garage is floored with utility area, sink, worktop and extra storage units, with space for a freestanding washing machine and fridge freezer, also a driveway, providing space for several vehicles and additional storage if required.

This property combines generous living accommodation with excellent outdoor space, all in a sought after residential location. Early viewing is highly recommended to fully appreciate all that this superb family home has to offer.

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. 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: D

EPC Environmental Impact Rating:









Henry Adams – Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham – RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

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.