



**34 Woodland Way, Horsham, RH13 6AQ**

In Excess of **£450,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

- 3/4 double bedrooms
- 1/2 reception rooms
- Semi detached house
- Driveway and garage
- Built in 1967
- No onward chain
- South east facing garden
- Potential to improve and enlarge
- First time to market since built
- Close to schools, country walks and town centre

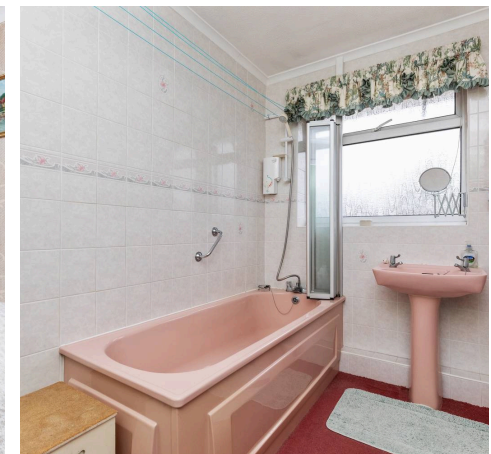
A rarely available and well located 3/4 double bedroom, 1/2 reception room semi detached house, built in 1967 with driveway, garage, south facing garden and no onward chain

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A rarely available and well located 3/4 double bedroom, 1/2 reception room semi detached house, built in 1967 with driveway, garage, south facing garden and no onward chain.

The property is situated on a popular development, close to excellent schools, major transport links, Horsham town centre and superb walks at Owlbeech & Leechpool woods.

The accommodation comprises: entrance porch with 2 useful storage cupboards, sitting/dining room with gas fire, family room/occasional bedroom and kitchen fitted with a good selection of units and door onto the garden.

On the first floor there is access into the loft which lends itself for conversion. There are 3 double sized bedrooms (2 with fitted wardrobes) and family bathroom with useful airing cupboard and separate cloakroom.

Benefits include double glazed windows and gas fired central heating to radiators (boiler located in the kitchen). A driveway provides parking for 1 vehicle, leading to the detached garage with power.

The 54' x 39' south east facing is a particular feature of the property and is predominantly lawned with well established borders, paved patio and gate to side.

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.





Garage  
Approximate Floor Area  
159.73 sq ft  
(14.84 sq m)

Ground Floor  
Approximate Floor Area  
551.75 sq ft  
(51.26 sq m)

First Floor  
Approximate Floor Area  
571.77 sq ft  
(53.12 sq m)



Approximate Gross Internal Area (Excluding Garage) = 104.38 sq m / 1123.53 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

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