



4 Honeywood Road, Horsham, RH13 6AE

Guide Price **£435,000 - £450,000**

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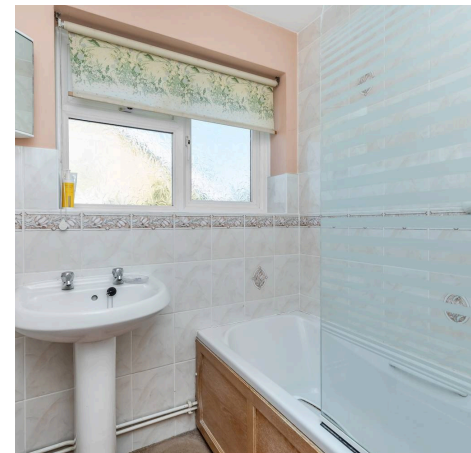
- 3 good sized bedrooms (2 doubles and 1 single)
- Rarely available semi detached house
- Built in the 1960s and first time to market since new
- No onward chain
- Driveway for 3 vehicles and garage
- Pretty garden with privacy
- Excellent school catchment
- Close to the stunning Owlbeech and Leechpool woods - ideal for dog walking and trail running
- Potential to improve and enlarge

A peacefully located 3 bedroom semi detached house, built in the 1960s with driveway for 3 vehicles, garage, garden with privacy and no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





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The property is situated on a popular residential road, close to highly regarded schools, major transport links, shopping facilities and superb walks in nearby Owlbeech and Leechpool woods.

The accommodation comprises: entrance hallway with storage which could be converted into a cloakroom, understairs cupboard and well proportioned sitting room with fireplace and sliding doors onto the garden.

The kitchen/dining room is fitted with an attractive range of units, space for appliances and door to side.

A staircase from the hallway rises to the first floor with 3 good sized bedrooms (2 doubles & 1 single) and family bathroom with separate cloakroom.

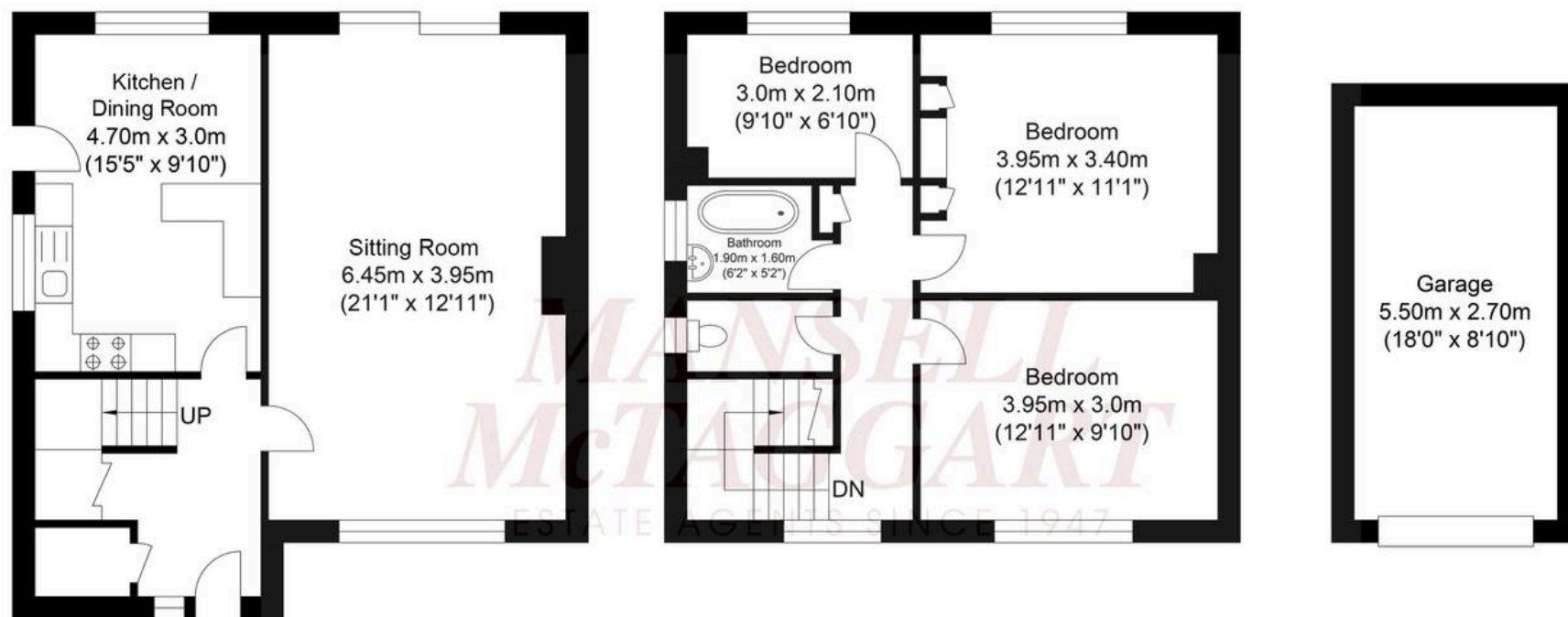
Benefits include some replacement soffits and fascias, double glazed windows and gas fired central heating to radiators (boiler located in the kitchen/dining room).

A driveway provides parking for 3 vehicles, leading to the 18' x 8'10 garage with power.

The 52' x 36' rear garden offers an excellent degree of privacy and is lawned with well established borders, paved patio and side access.

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.





Ground Floor
 Approximate Floor Area
 522.26 sq ft
 (48.52 sq m)

First Floor
 Approximate Floor Area
 489.43 sq ft
 (45.47 sq m)

Garage
 Approximate Floor Area
 159.84 sq ft
 (14.85 sq m)



Approximate Gross Internal Area (Excluding Garage) = 93.99 sq m / 1011.70 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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