Larch End, Horsham, West Sussex, RH12 2AZ

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£475,000

Brought to the market with no onward chain and occupying a peaceful cul-de-sac position within one of Horsham's most sought-after residential areas, this beautifully presented three-bedroom semi-detached chalet bungalow is a home with plenty to get excited about. Combining stylish, well-maintained interiors with wonderfully flexible accommodation, generous parking and a fantastic garden, it offers an impressive lifestyle both inside and out.

A generous block-paved driveway creates a great first impression and provides ample off-road parking, while a shared driveway to the side leads through to a detached single garage, currently providing useful additional storage.

Step inside and the versatility of this home quickly becomes apparent. An enclosed entrance porch opens into a bright and welcoming hallway, with the ground floor offering a superb balance of sociable living space and bedroom accommodation. The lounge is a particularly inviting room, with glazed doors opening through to the dining and kitchen areas. Open these up and the spaces flow brilliantly together, creating a fantastic setting for entertaining friends, hosting family or simply enjoying everyday life.

Two good-sized bedrooms can also be found on the ground floor, served by a stylish modern shower room, giving plenty of flexibility for families, downsizers or those needing space to work from home. Upstairs, the loft conversion has created a private third bedroom complete with its own en suite WC, making excellent use of the additional floor.

Outside, the garden has been thoughtfully landscaped with the warmer months firmly in mind. Designed to make the most of the sunshine, it provides a wonderful space for summer dining, relaxing and entertaining.

With its peaceful setting, flexible three-bedroom accommodation, sociable living areas and excellent access to both Horsham and nearby green spaces, this is a home that offers far more than first meets the eye and is well worth seeing in person

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 16'0" x 5'0" (4.88m x 1.52m)

LIVING ROOM 14'6" x 13'0" (4.42m x 3.96m)

DINING ROOM 18'8" x 8'9" (5.69m x 2.67m)

KITCHEN 9'5" x 8'9" (2.87m x 2.67m)

BEDROOM TWO 12'0" x 10'1" (3.66m x 3.07m)

BEDROOM THREE 10'8" x 9'11" (3.25m x 3.02m)

SHOWER ROOM 8'10" x 6'2" (2.69m x 1.88m)

FIRST FLOOR

BEDROOM ONE 12'6" x 11'9" (3.81m x 3.58m)

EN-SUITE W.C 4'11" x 4'4" (1.50m x 1.32m)

OUTSIDE

OFF ROAD DRIVEWAY PARKING

GARAGE 24'1" x 9'2" (7.34m x 2.79m)

REAR GARDEN

NO ONWARD CHAIN

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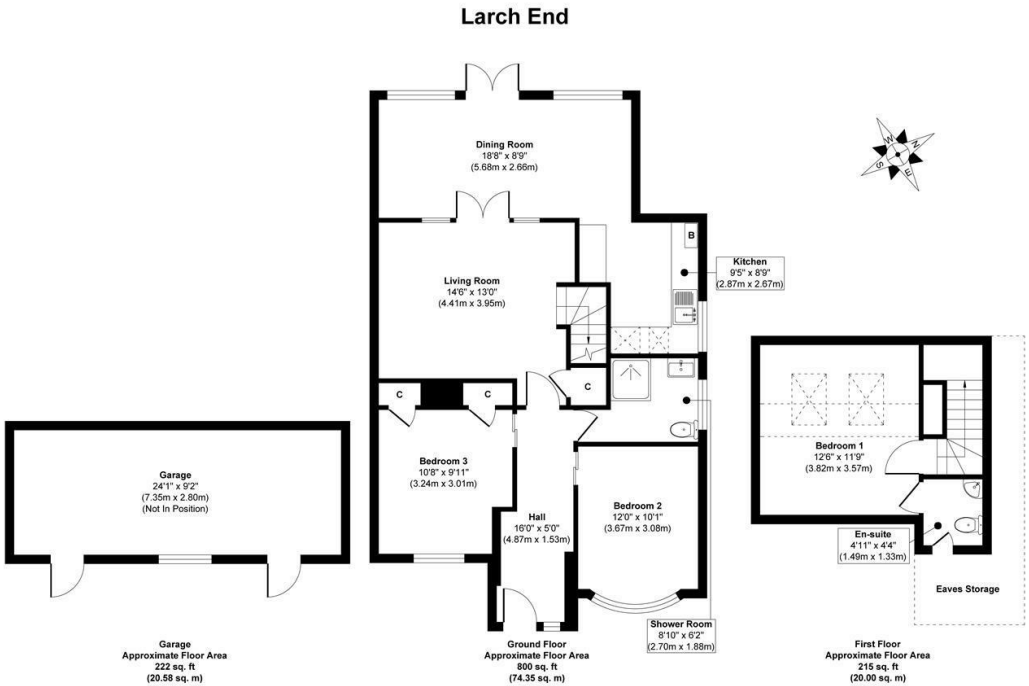

LOCATION: Situated on the ever popular west side of Horsham this property offers great access for the town centre just a short walk into Horsham town. Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and 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 and there is Piries Place with an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach. The property is also within close proximity to the local schools of Trafalgar Infants and Greenway Primary schools and within the catchment for Tanbridge House Secondary School. Just a short walk away is a reliable bus service and for convenience there is a local Budgens round the corner. For anyone who loves having green space on the doorstep, the picturesque Red River Walk and nearby recreation playing fields are both close at hand, providing excellent opportunities for walking, exercise and enjoying the outdoors.

DIRECTIONS: From Horsham town centre follow the Albion Way over the roundabout and through the first set of traffic lights. At the second set of traffic lights turn right into Bishopric. Continue along and take the second turning on the right into Merryfield Drive. Continue past the shops on the left and the duck pond on your right. Then take the third turning on the right into Park Rise. Larch End can be found on the right hand side.

COUNCIL TAX: Band D.

EPC Rating: D.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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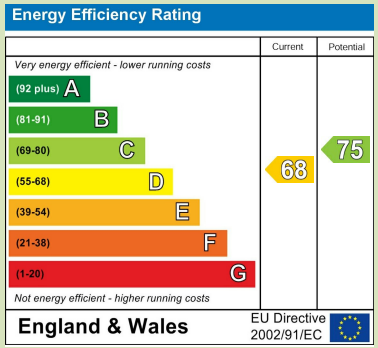
Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS.



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