



Established 1991

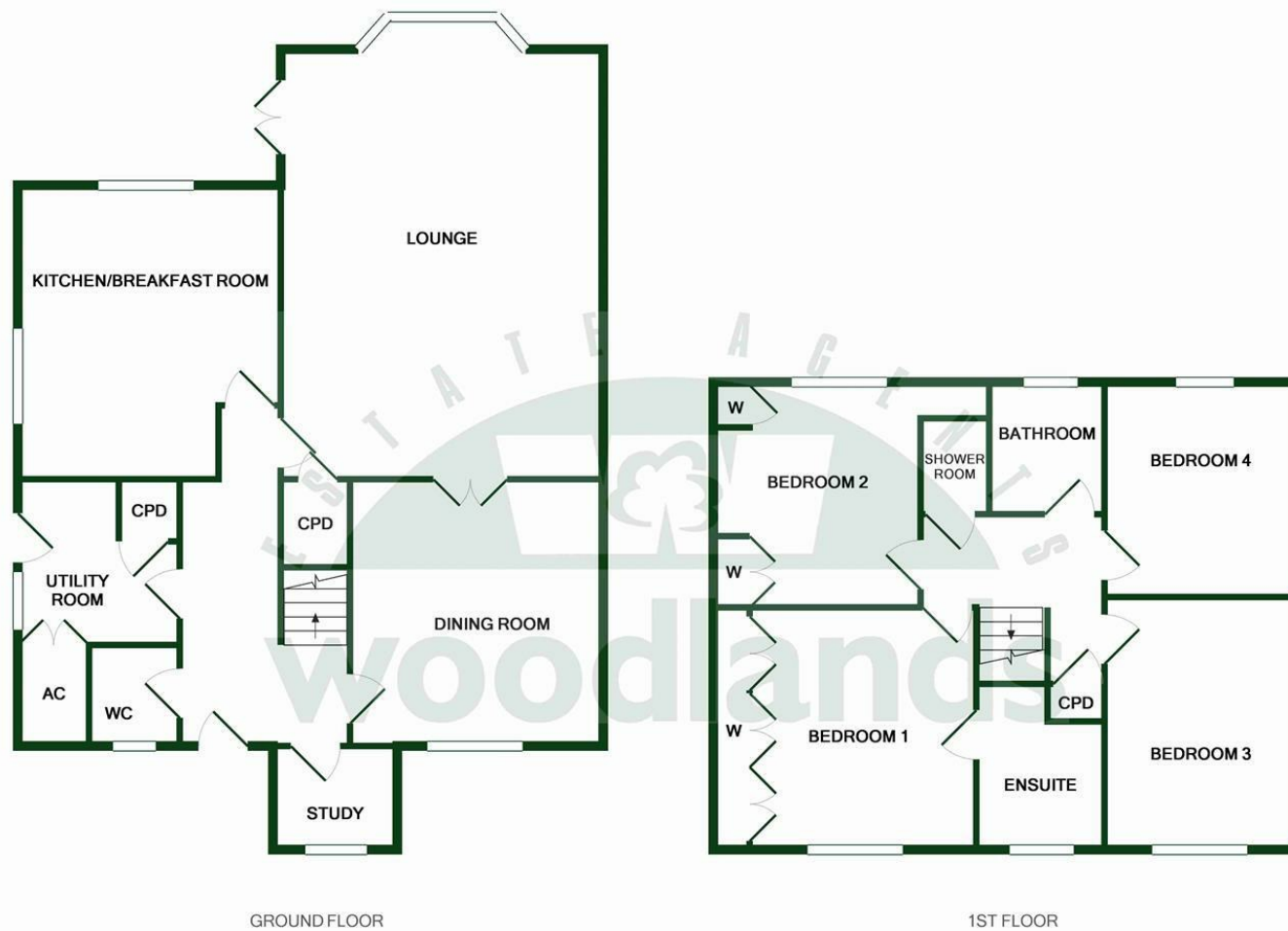
3 SOUTH STREET • HORSHAM • WEST SUSSEX • RH12 1NR • 01403 270270 • WWW.WOODLANDS-ESTATES.CO.UK

## Wood End, Horsham, West Sussex, RH12 4NU £500,000 Freehold

A very spacious four bedroom semi detached house offering good size accommodation, situated towards the north east side of Horsham. The property benefits from having a large and inviting entrance hall, study, dining room with double doors leading through to a 22ft lounge, kitchen/breakfast room, utility room and cloakroom. Upstairs is the master bedroom with en-suite bathroom, three further bedrooms, family bathroom and an additional separate shower room. Outside to the front of the property is a driveway providing off road parking for several cars as well as a double garage with stairs to a first floor area. To the rear the garden is well maintained with a patio area adjoining the rear of the property with remainder mainly laid to lawn. The property also benefits from having gas fired central heating and being mostly double glazed. An internal viewing is strongly advised to fully appreciate what this property has to offer.



- LARGE SEMI DETACHED HOUSE
- STUDY
- KITCHEN/BREAKFAST ROOM
- FOUR BEDROOMS
- DOUBLE GARAGE
- CLOAKROOM
- TWO FURTHER RECEPTIONS
- UTILITY ROOM
- BATHROOM & SHOWER ROOM
- AMPLE OFF ROAD PARKING



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Thinking of purchasing as an Investment Property?



Woodlands Lettings would be delighted to assist you with finding a suitable tenant, carry out all the referencing on your behalf & ensuring all the necessary paperwork is in place. Please call us on 01403 252100 & we would be happy to discuss terms with you & of course help in any way we can.

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.

#### MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property

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**LOCATION**

The property is situated towards the north east of Horsham offering excellent access for the A264, A24 and M23 and is approximately 3/4 of a mile from Littlehaven Station with regular trains to London Victoria and London Bridge. Horsham Town centre is just two miles south, offering a wide range of national and independent traders as well as a thriving café and restaurant culture. A further benefit of this location is the number of excellent schools within easy reach such as Forest Boys and Millais Girls.

Accommodation with approximate room sizes:

**LARGE ENTRANCE HALL**

**CLOAKROOM**

**STUDY** 1.93m x 1.60m (6'4" x 5'3")

**DINING ROOM** 4.06m x 3.91m (13'4" x 12'10")

**LOUNGE** 6.71m x 4.98m (22' x 16'4")

**KITCHEN/BREAKFAST ROOM** 4.55m x 4.06m (14'11" x 13'4")

**UTILITY ROOM** 2.62m x 2.44m (8'7" x 8')

**FIRST FLOOR**

**SPLIT LEVEL LANDING**

**BEDROOM ONE** 3.89m x 3.76m (12'9" x 12'4")

**EN-SUITE BATHROOM** 2.57m x 1.96m (8'5" x 6'5")

**BEDROOM TWO** 3.48m x 3.18m (11'5" x 10'5")

**BEDROOM THREE** 3.91m x 3.00m (12'10" x 9'10")

**BEDROOM FOUR** 3.28m x 2.97m (10'9" x 9'9")

**BATHROOM**

**ADDITIONAL SHOWER ROOM**

**OUTSIDE**

**OFF ROAD DRIVEWAY PARKING FOR SEVERAL VEHICLES**

**DETACHED DOUBLE GARAGE WITH 1ST FLOOR SPACE** 8.08m x 5.28m (26'6" x 17'4")

**REAR GARDEN**

**DIRECTIONS:** From Horsham town centre follow the road to Crawley over the mini-roundabout and railway bridge. At the roundabout take the third exit into Harwood Road. At the next roundabout take the third exit which is a continuation of Harwood Road. At the traffic lights, turn right into Forest Road. Continue along and turn left at the roundabout into Beech Road. Take the first turning on the right into Rowan Close and then the first turning on the left into Wood End.

**COUNCIL TAX:** Band E.

**RENTAL FIGURE:** To be confirmed

**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.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

**Energy Performance Certificate**

HORSHAM RH12  
 Dwelling type: Semi-detached bungalow  
 Date of assessment: 28 June 2011  
 Date of certificate: 28 June 2011  
 Reference number:  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 167 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
63	71	61	72

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	210 kWh/m <sup>2</sup> per year	157 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	6.2 tonnes per year	4.5 tonnes per year
Lighting	£114 per year	£67 per year
Heating	£1,016 per year	£812 per year
Hot water	£161 per year	£113 per year

You could save up to £300 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.