



Wood End, Horsham, West Sussex, RH12 4NT



Tucked away at the end of a quiet cul-de-sac close to peaceful woodland walks, this updated three-bedroom semi-detached home offers a wonderful balance of space, practicality and comfort. From the moment you step inside, the thoughtful layout becomes apparent - rooms flow naturally and have been arranged with modern family living in mind.

The front of the property sets the tone with practicality in mind with driveway parking and a fitted EV charging point in front of an attached garage that offers the new owners potential scope to convert if extra living space is required (subject to the required permissions being sought).

An entrance porch provides space for coats and shoes and opens into a bright and welcoming living space to the front of the property currently used as dining and study area, divided by a glazed door and wall partition that flows into a beautifully presented modern family living room. Modern flooring through these two rooms adds cohesion and improves the flow with framed views of the private garden beyond. The kitchen, finished to a good specification, sits to the side and provides direct access outdoors via a double-glazed door - ideal for everyday convenience. There is a generous range of base and wall units, a newly fitted boiler, and a part glazed wall separates the kitchen from the living space allowing more natural light to fill these spaces.

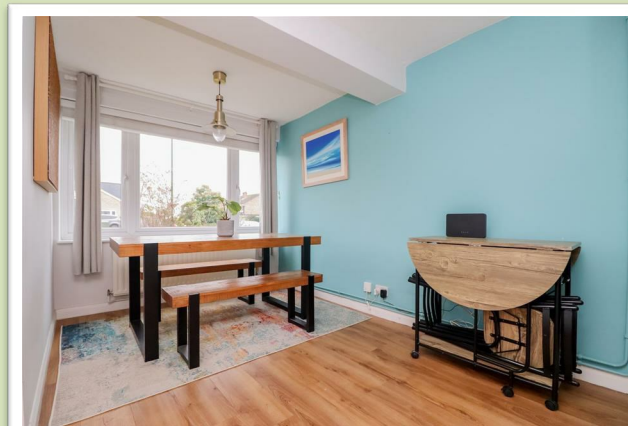
Upstairs, three well-proportioned double bedrooms await, presented in excellent decorative order, whilst a large family bathroom with shower over the bath adds to the practicality of family life.

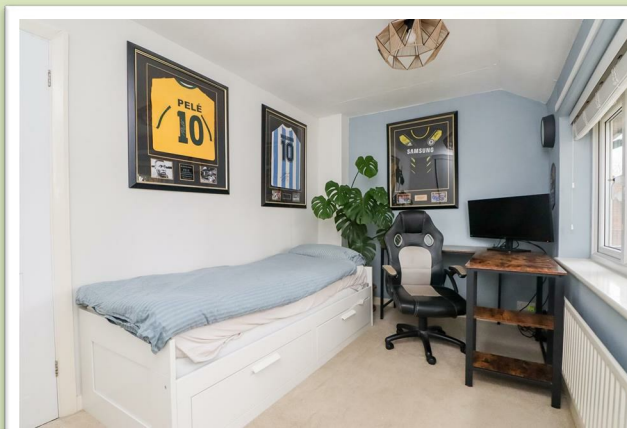
The plot itself is a generous size, offers a private aspect, bordered by tall trees, and accompanied by a wide side passage that presents exciting possibilities - perhaps an extension or a substantial lean-to. Its setting is wonderfully quiet, yet perfectly placed for easy travel in and out of town thanks to regular nearby bus routes.

Families will appreciate the highly regarded school catchment, which includes Leechpool Primary, Millais and The Forest School.

This appealing home is well suited to those who still value generous room sizes and a well-considered layout in a sought-after area.

Horsham continues to flourish as a vibrant market town, celebrated for its inviting cafés, reputable Ofsted-rated schools, leisure facilities, open green spaces and excellent rail links to both the coast and London.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 3'04" x 5'10" (1.02m x 1.78m)

DINING ROOM 11'11" x 11'09" (3.63m x 3.58m)

LIVING ROOM 11'11" x 17'06" (3.63m x 5.33m)

KITCHEN 8'0" x 12'04" (2.44m x 3.76m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'11" x 14'05" (3.63m x 4.39m)

BEDROOM TWO 11'10" x 7'09" (3.61m x 2.36m)

BEDROOM THREE 8'03" x 11'06" (2.51m x 3.51m)

FAMILY BATHROOM 6'03" x 7'10" (1.91m x 2.39m)

OUTSIDE

FRONT GARDEN

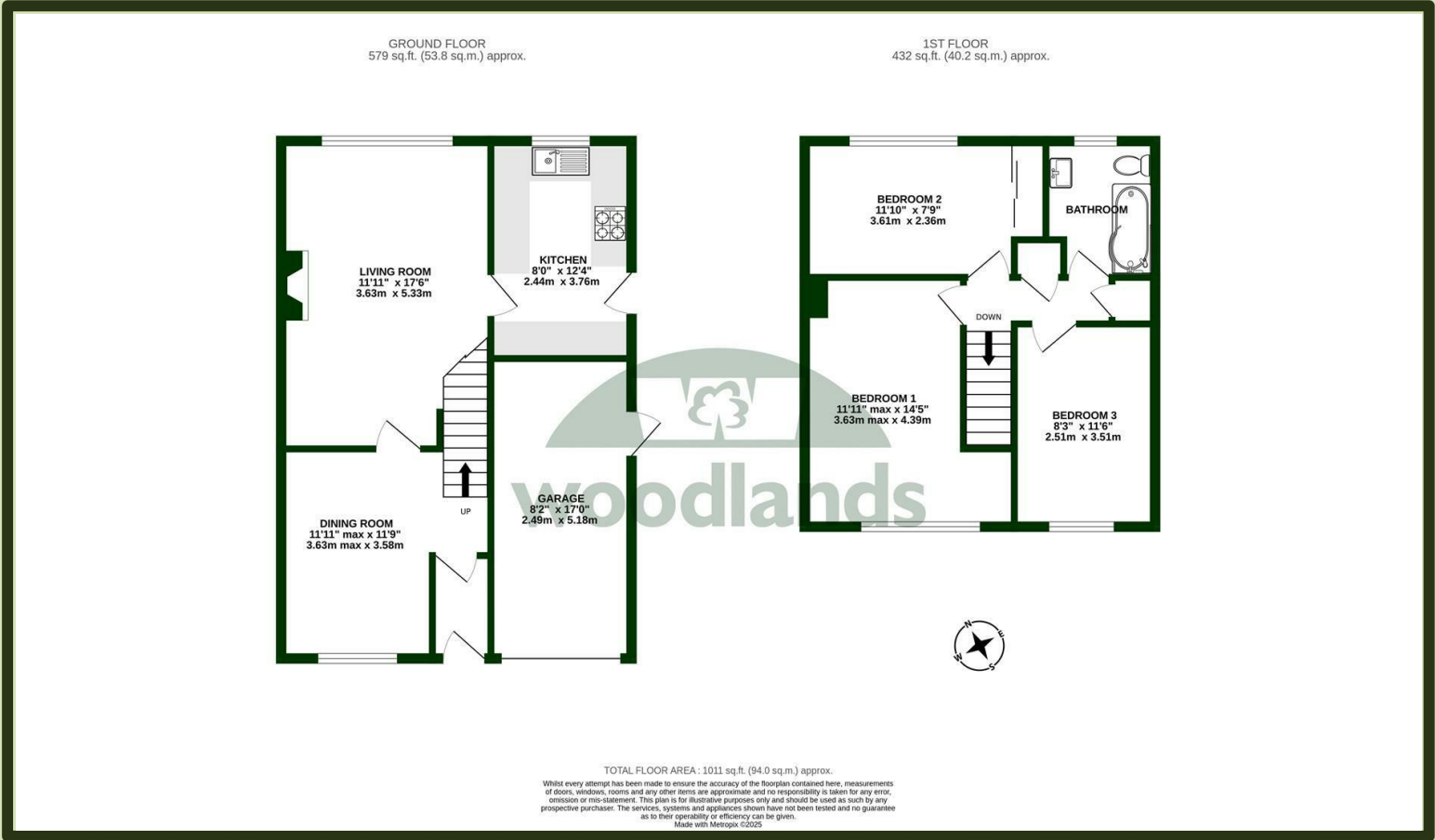
OFF ROAD DRIVEWAY PARKING

INTEGRAL GARAGE 8'02" x 17'0" (2.49m x 5.18m)

REAR GARDEN



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LOCATION: The property is situated in a highly convenient location and within 1.5 mile of Horsham railway station which offers fast and frequent services into London Victoria, London Bridge, Gatwick Airport and the south coast, whilst Littlehaven train station is approximately 1 mile away. The property also benefits from being close to the popular Leechpool Primary school with the adjacent pre-school and is approximately 1.5 miles from both Forest and Millais secondary schools. The property is also conveniently position within close proximity of the picturesque Leechpool Woods with cycle paths, walks and a large child's play area. Horsham town offers a comprehensive range of shopping, sporting and leisure facilities including The Capitol Theatre and Horsham Park. Road links via the A264, A272 and A24 linking with the main motorway network and the major towns of Guildford, Hayward's Heath and Chichester are all within easy reach.

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 D.

EPC Rating: C.

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.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

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 ON 01403 270270.

