Greenfinch Way, Horsham, West Sussex, RH12 5HB

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Guide Price £575,000

Located within a popular area of North Horsham, this attractive detached home enjoys a position that will appeal strongly to families and offers exciting scope to reconfigure to easily create additional bedroom space. The neighbourhood benefits from attractive green spaces and convenient transport links, whilst popular primary and secondary schools are within easy reach and Littlehaven station – with its direct services towards London – is also close at hand. Horsham's thriving town centre is only a short drive away, offering an excellent mix of shops, cafés, restaurants and leisure facilities, while the well-regarded Bohunt School sits within easy reach, further enhancing the property's family-friendly credentials.

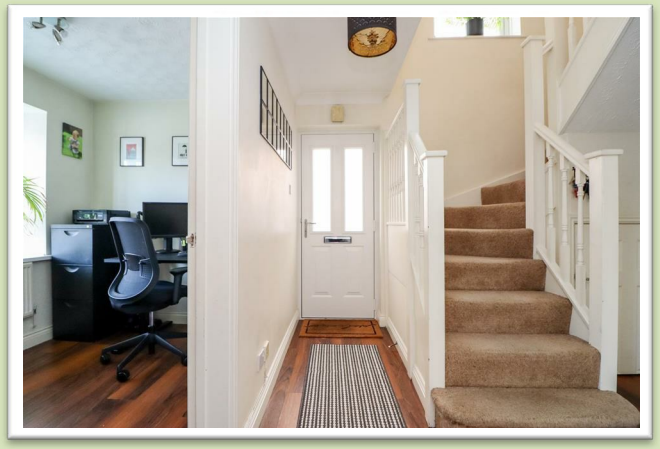
Upon entering the home, a welcoming entrance hallway provides an immediate sense of space and sets the tone for the well-presented accommodation beyond. The main living room is accessed through elegant glazed French doors and is finished in stylish contemporary tones, centred around a charming gas fireplace that creates a warm and relaxing focal point. The ground floor also offers excellent versatility, with an additional reception room that could be used as a playroom, formal dining room or even a fourth bedroom for guests if required. A separate study provides an ideal setting for home working or a peaceful retreat away from the main living areas.

The modern kitchen is thoughtfully designed and well equipped, offering both style and practicality with space for dining and everyday family life. Completing the ground floor is a convenient cloakroom. Throughout the property, bespoke fitted shutters, gas central heating and double glazing combine to enhance both comfort and presentation.

Upstairs, the principal bedroom has been designed with comfort and a touch of luxury in mind, featuring a contemporary en-suite shower room and a dedicated dressing area that offers exciting potential for new owners to reconfigure and create a fourth single bedroom on the first floor, subject to the usual permissions. Two further generously sized double bedrooms enjoy plenty of natural light, while a large airing cupboard on the landing helps maintain the home's practical and flowing layout.

Outside, the south-east facing rear garden has recently been renovated and thoughtfully landscaped to provide a wonderful outdoor setting. Arranged across terraced levels, it offers a series of seating areas perfect for entertaining, al fresco dining or simply relaxing during the warmer months, creating a private and inviting extension of the living space.

To the front, a private driveway provides parking for two vehicles alongside an attached garage, offering excellent storage and further potential for conversion if desired (subject to the necessary consents).



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 12'0" x 9'03" (3.66m x 2.82m)

STUDY 8'09" x 6'07" (2.67m x 2.01m)

FAMILY ROOM/BEDROOM FOUR 11'08" x 8'05" (3.56m x 2.57m)

CLOAKROOM 8'04" x 2'10" (2.54m x 0.86m)

LIVING ROOM 11'08" x 14'09" (3.56m x 4.50m)

KITCHEN 8'08" x 16'10" (2.64m x 5.13m)

FIRST FLOOR

LANDING

BEDROOM ONE 12'03" x 10'09" (3.73m x 3.28m)

DRESSING AREA 8'05" x 8'07" (2.57m x 2.62m)

EN-SUITE SHOWER ROOM 9'07" x 3'03" (2.92m x 0.99m)

BEDROOM TWO 13'0" x 8'05" (3.96m x 2.57m)

BEDROOM THREE 7'08" x 10'01" (2.34m x 3.07m)

FAMILY BATHROOM 9'07" x 4'09" (2.92m x 1.45m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

ATTACHED GARAGE 8'02" x 21'0" (2.49m x 6.40m)

REAR GARDEN

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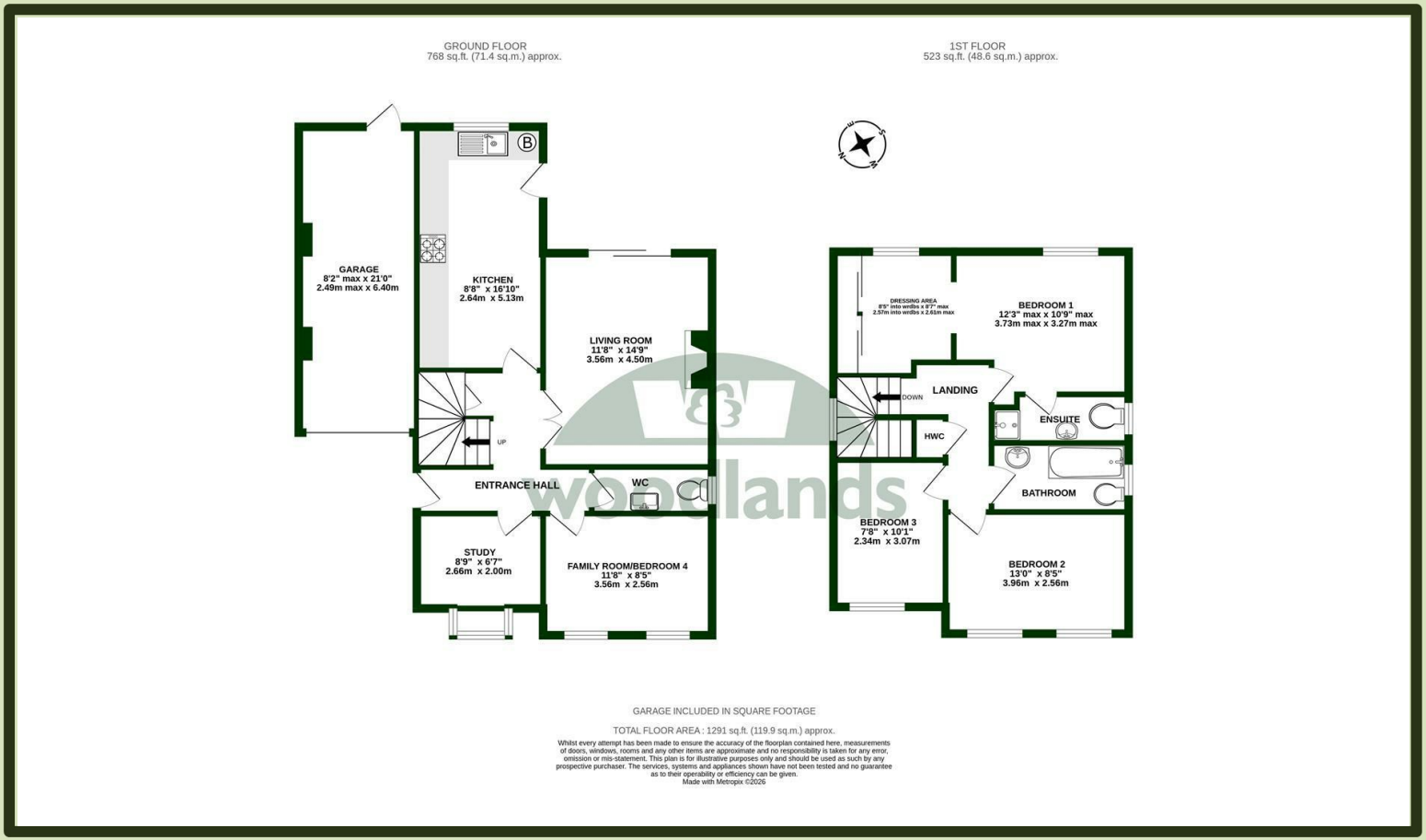

LOCATION: The property is situated in a sought after location offering excellent road links for the A24/Horsham bypass which provides easy access to London and the South Coast, connecting with the M23 and the M25 and provides easy access to London, Heathrow and Gatwick International Airports. There are two mainline railway station in Horsham, with direct links to Gatwick and London (Victoria/London Bridge).

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.

DIRECTIONS: From Horsham town centre follow Albion Way over the first roundabout and turn right at the traffic lights into Springfield Road. Continue along through the two sets of traffic lights. Take the second turning on the right into Pondtail Road. Follow this road under the railway bridge and go straight agead at he first mini roundabout. Continue along this road and at the next roundabout turn left into Pondtail Drive and take the second turning on the left into Nuthatch Way. Greenfinch way is on the left hand side.

COUNCIL TAX: Band E.

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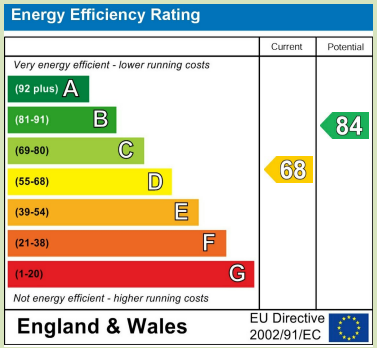
Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

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



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