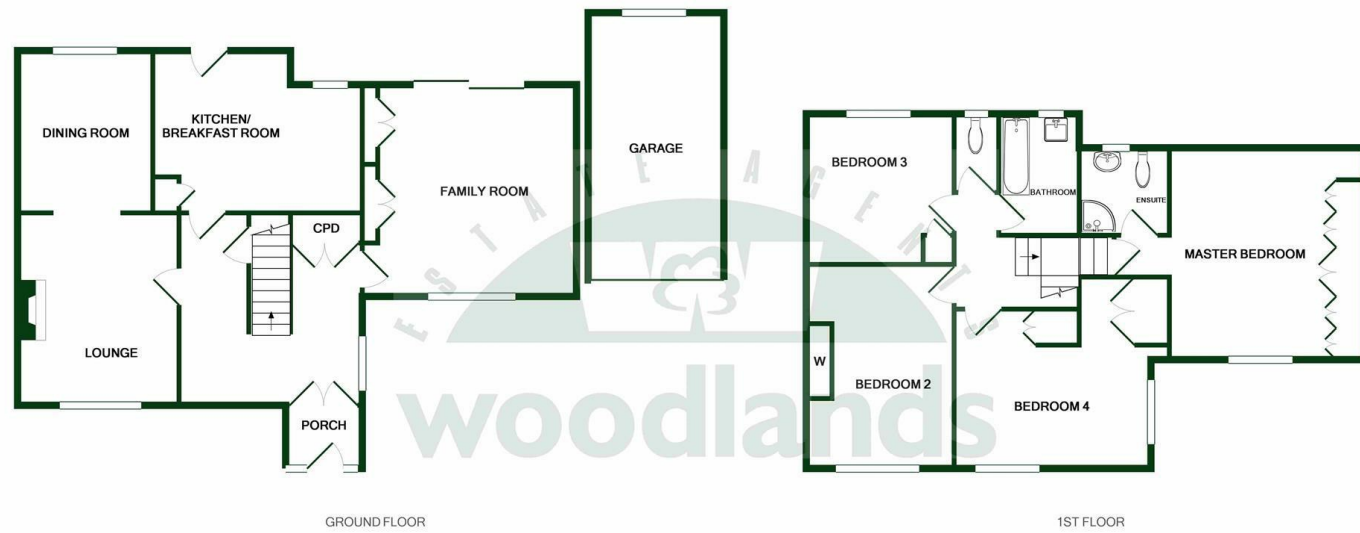




Established 1991

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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. Made with Metropix 62517

Rowan Way, Horsham, West Sussex, RH12 4NS £499,950 Freehold

Woodlands are delighted to offer for sale this four bedroom extended detached family home with good size accommodation arranged over two floors, offered to the market with no onward chain. The property, originally built in the 1960's is set on a large plot and has been extended over the years and although in need of some updating, offers a lovely opportunity for purchasers looking for a good size family property. A front door leads into the entrance hallway with further door into a spacious inner hall with a central staircase rising to the first floor and access into the family room. Also from the entrance hall is a door into the lounge, opening into the dining room and the kitchen/breakfast room is located at the rear. On the first floor the split landing leads to a large master bedroom on one side with built-in wardrobes and an en-suite shower room. The other side has three further bedrooms, family bathroom and a separate W.C. Outside, the front garden is open plan with driveway providing off road parking, leading to the detached single garage. The rear garden is of a good size, being mainly laid to lawn with a small work shop. An internal viewing is strongly advised to fully appreciate the location and what this property has to offer.



- EXTENDED DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- MASTER BEDROOM WITH EN-SUITE
- BATHROOM & SEPARATE W.C
- LARGE REAR GARDEN
- LARGE ENTRANCE HALL
- KITCHEN/BREAKFAST ROOM
- THREE FURTHER BEDROOMS
- GARAGE & OFF ROAD PARKING
- NO ONWARD CHAIN



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

www.woodlands-estates.co.uk

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:

ENTRANCE PORCH

LARGE ENTRANCE HALL

FAMILY ROOM 4.39m x 4.34m (14'5" x 14'3")

LOUNGE 3.89m x 3.25m (12'9" x 10'8")

DINING ROOM 3.20m x 2.77m (10'6" x 9'1")

KITCHEN/BREAKFAST ROOM 4.29m x 3.15m max (2.44m min) (14'1" x 10'4" max (8' min))

FIRST FLOOR

SPLIT LANDING

MASTER BEDROOM 4.37m x 3.89m (14'4" x 12'9")

EN-SUITE SHOWER ROOM

BEDROOM TWO 4.04m x 3.05m (13'3" x 10')

BEDROOM THREE 3.23m x 3.05m (10'7" x 10')

BEDROOM FOUR 4.06m x 3.05m (3.66m max & 1.91m min) (13'4" x 10' (12' max & 6'3" min))

FAMILY BATHROOM

SEPARATE W.C

OUTSIDE

FRONT GARDEN

DRIVEWAY PROVIDING OFF ROAD PARKING FOR 2 CARS

DETACHED SINGLE GARAGE

GOOD SIZE REAR GARDEN

WORK SHOP

DIRECTIONS: From Horsham Town Centre go straight ahead at the traffic lights onto North Street. At the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road. At the next roundabout take the third exit, following the signs to Crawley. Proceed to the traffic lights and turn right onto Forest Road. At the roundabout turn left into Beech Road where Rowan Way will be found first on the right.

COUNCIL TAX: Band F.

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 HM Government

HORSHAM, RH12
 Dwelling type: Detached house
 Date of assessment: 15 May 2017
 Date of certificate: 15 May 2017
 Reference number:
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 142 m²

Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

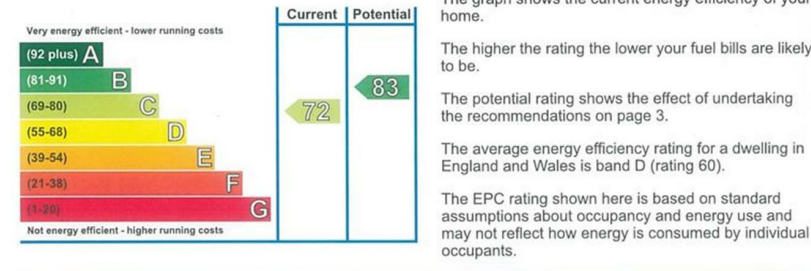
Estimated energy costs of dwelling for 3 years:	£ 2,904
Over 3 years you could save	£ 495

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 381 over 3 years	£ 234 over 3 years	You could save £ 495 over 3 years
Heating	£ 2,106 over 3 years	£ 1,914 over 3 years	
Hot Water	£ 417 over 3 years	£ 261 over 3 years	
Totals	£ 2,904	£ 2,409	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 225	✓
2 Low energy lighting for all fixed outlets	£50	£ 126	✓
3 Solar water heating	£4,000 - £6,000	£ 147	✓

See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.