

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

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, fixtures and fittings tested. Broadroom sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance only. If there are important matters likely to affect your decision to buy, please enquire before viewing this property.

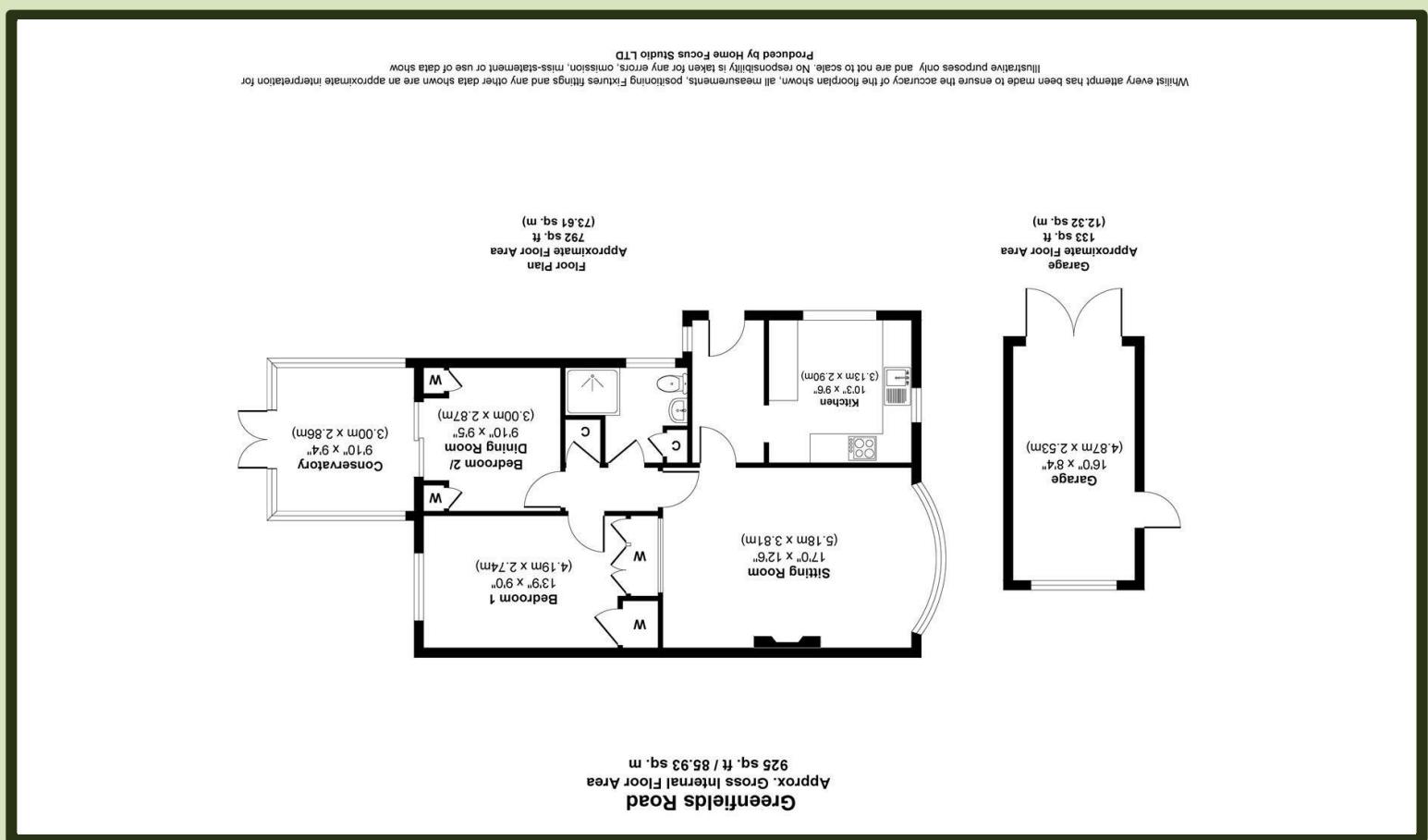
**SCHOOL CATCHMENT AREA:** For local school admissions and to find out about catchment areas, please contact West Sussex County Council - West Sussex Grid for Learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

EPC Rating: C.

COUNCIL TAX: Band D.

minutes) and London Victoria (about 51 minutes).

29 Greenfields Road, Horsham, West Sussex, RH12 4JL



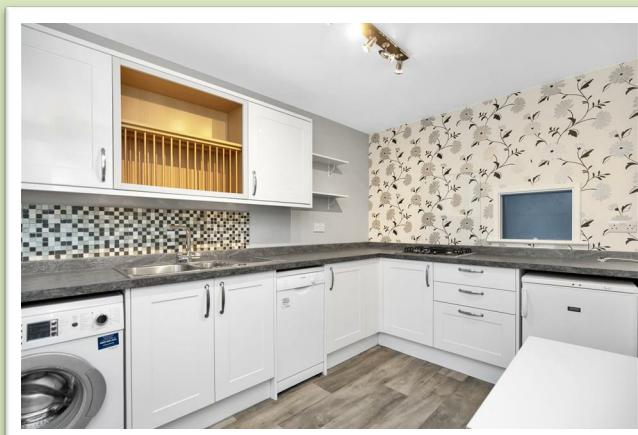


Positioned in a highly sought-after road, within easy walking distance of Littlehaven train station and a parade of local shops, this extended two-bedroom semi-detached bungalow is beautifully presented throughout, and is brought to the market with no onward chain. Located in the popular Littlehaven neighbourhood of Horsham, this quiet residential street is the perfect blend of convenience and charm, yet still within easy reach of the vibrant town centre. Horsham is filled with an abundance of amenities, boutique independent shops, bars and restaurants as well as major retailers. Good schools, and excellent transport links, make this one of the most popular locations to settle and enjoy your surroundings.



The property is approached by a driveway providing parking for several vehicles and leads to a usable detached single garage with barn-style doors. There are also external weatherproof sockets that could be suitable for EV charging. The property has been sympathetically extended in recent years to create a spacious entrance hallway leading through to a larger well-appointed kitchen with an excellent range of base and wall units, fitted double oven, gas hob, and freestanding white goods. The main living space of this home is filled with natural light thanks to a large bay window, is well presented and finished in modern tones with grey carpeting. Moving through the property to an internal hallway, there is a modern bathroom now presented as a shower room with a double shower tray, heated towel rail and a vanity sink unit.

The principal bedroom is a large double, overlooking the rear garden and benefitting from a triple wardrobe and a store cupboard. Bedroom two is a good smaller double and features a set of sliding doors that lead through to a beautiful conservatory with glazed roof and French doors out onto the rear garden beyond. This is a particularly private space, with a small patio area and lawn - perfect for outdoor entertaining in the summer months.



**Accommodation with approximate room sizes:**

**Max measurements shown unless stated otherwise.**

**FRONT DOOR TO:**

**ENTRANCE HALL**

**KITCHEN 10'03" x 9'06" (3.12m x 2.90m)**

**SITTING ROOM 17'0" x 12'06" (5.18m x 3.81m)**

**INNER HALL**

**BEDROOM ONE 13'09" x 9'0" (4.19m x 2.74m)**

**BEDROOM TWO/DINING ROOM 9'10" x 9'05" (3.00m x 2.87m)**

**CONSERVATORY 9'10" x 9'04" (3.00m x 2.84m)**

**SHOWER ROOM**

**OUTSIDE**

**DRIVEWAY PROVIDING OFF ROAD PARKING**

**DETACHED SINGLE GARAGE 16'0" x 8'04" (4.88m x 2.54m)**

**REAR GARDEN**

**NO ONWARD CHAIN**



[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)