



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

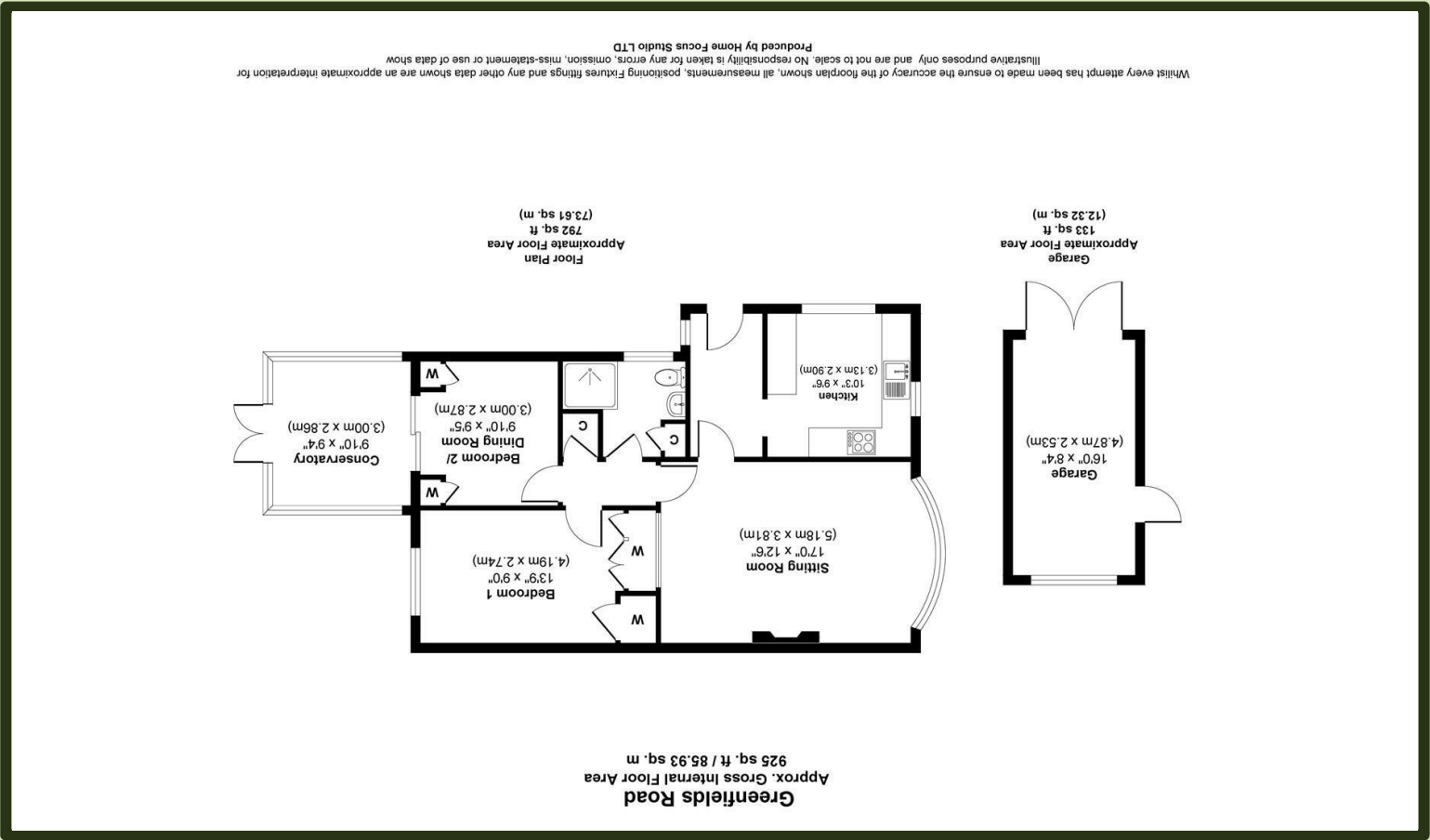


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woodlands

Tel: 01403 270270



LOCATION: Greenfields Road is a popular residential location offering good access for local shops, schools and Littlehaven Railway Station. There are also good road links for the A264 for Dorking, Crawley and Gatwick. Horsham town centre is easily accessible via a short drive or regular bus services into town. Here you will find a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is the Pines Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. You will also find an additional Horsham main line train station with services to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

DIRECTIONS: From Horsham town centre take the road towards Crawley, past the station and over the 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 the Harwood Road, follow this road to the traffic lights and go straight over, then take the first turning on the left into Shepherds Way where Greenfields Road is the first turning on the left.

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.

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 contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

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



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

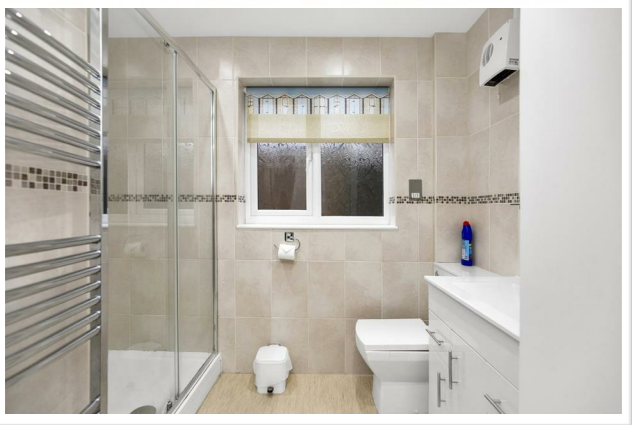
OUTSIDE

DRIVEWAY PROVIDING OFF ROAD PARKING

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

REAR GARDEN

NO ONWARD CHAIN



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