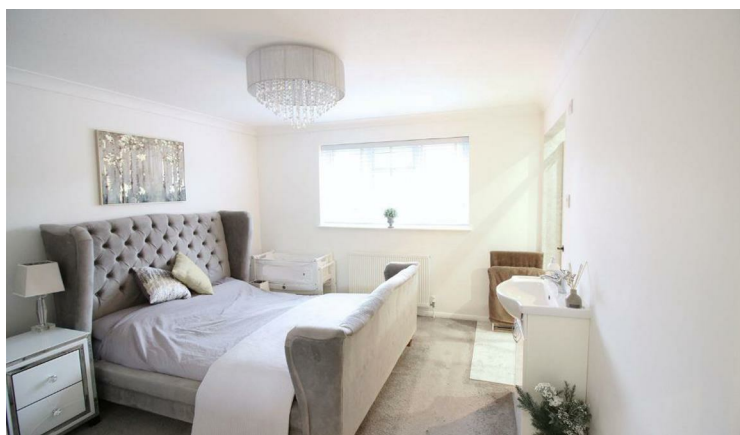


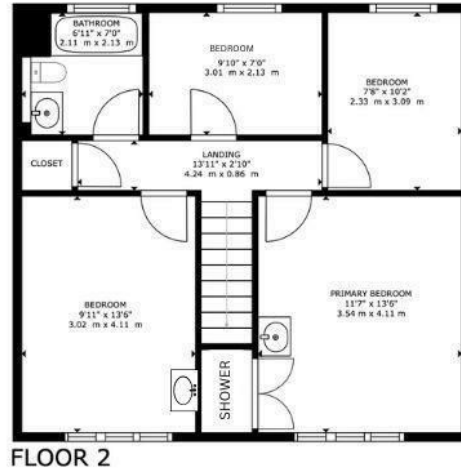
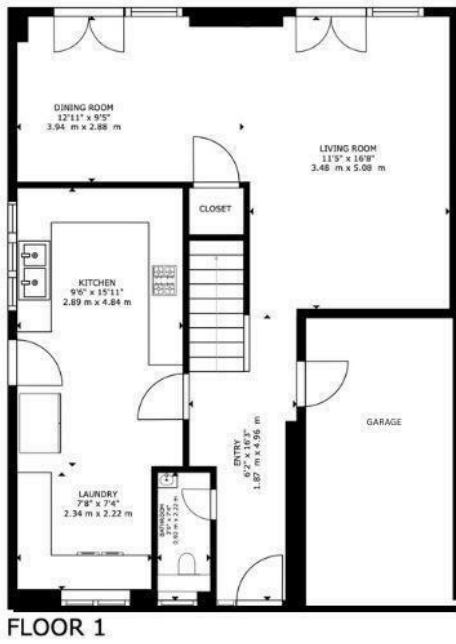


**97 WOODLANDS WAY  
HORSHAM**

**£575,000  
FREEHOLD**

- ATTRACTIVE FOUR BEDROOM DETACHED HOME
- L-SHAPED LOUNGE/DINING ROOM WITH BI FOLD DOORS OUT TO REAR GARDEN
- MASTER BEDROOM WITH INTEGRATED SHOWER AREA
- FAMILY BATHROOM WITH A SHOWER OVER THE BATH
- GARAGE AND DRIVEWAY FOR THREE CARS
- SPACIOUS AND MODERN FITTED KITCHEN
- DOWNSTAIRS W/C
- THREE FURTHER BEDROOMS, ONE BENEFITTING FROM A PERSONAL SINK
- GOOD SIZED EASILY MAINTAINABLE REAR GARDEN





GROSS INTERNAL AREA  
 FLOOR 1: 677 sq. ft, 62 m<sup>2</sup>, FLOOR 2: 600 sq. ft, 55 m<sup>2</sup>  
 TOTAL: 1,277 sq. ft, 118 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Eltons Estate Agents Horsham** 01403 299 771  
 13 - 15 Queen Street sales@eltons.co.uk  
 Horsham eltons.co.uk  
 West Sussex  
 RH13 5AA

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