



35 OAK TREE WAY HORSHAM

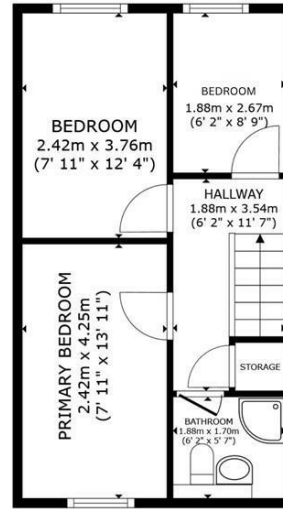
£500,000
FREEHOLD

- ATTRACTIVE AND WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
 - DRIVEWAY SUITABLE FOR TWO VEHICLES
- SPACIOUS LOUNGE WITH THE ADDITION OF A REAR MODERN CONSERVATORY
 - SOUTH WEST FACING GARDEN
 - 0.9MI TO HORSHAM MAINLINE STATION
- ATTACHED GARAGE WHICH COULD BE CONVERTED STPP
 - MODERN KITCHEN WITH INTEGRATED APPLIANCES
 - THREE GOOD SIZED BEDROOMS
 - 0.8 MI TO LITTLEHAVEN STATION
- HIGHLY SOUGHT AFTER SCHOOL CATCHMENT LOCATION FOR PRIMARY AND SECONDARY





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 48.2 m² (519 sq.ft.) FLOOR 2 35.7 m² (384 sq.ft.)
TOTAL : 83.8 m² (902 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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

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