



64 STATION ROAD HORSHAM

£650,000
FREEHOLD

- EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE
- STUNNING KITCHEN DINER WITH INTEGRATED NEFF APPLIANCES
- TWO BATHROOMS
- LARGE DRIVEWAY SUITABLE FOR MULTIPLE VEHICLES
- FANTASTIC SCHOOL CATCHMENT
- HIGHLY SOUGHT AFTER CENTRAL LOCATION
- SEPARATE BAY FRONTED SITTING ROOM
- SPACIOUS BEDROOMS
- LANDSCAPED GARDEN WITH SIDE PATIO AND LAWN
- WALKING DISTANCE TO HORSHAM STATION AND TOWN CENTRE





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GROSS INTERNAL AREA
 FLOOR 1 66.3 m² (713 sq.ft.) FLOOR 2 54.1 m² (583 sq.ft.) FLOOR 3 18.1 m² (194 sq.ft.)
 TOTAL : 138.4 m² (1,490 sq.ft.)
 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		
(69-80) C	71	76
(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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