



**49 Woodlands Way, Horsham, RH13 9TF**  
Guide price £565,000



SELLERS ONWARD CHAIN  
COMPLETE.

A substantially extended detached bungalow, set on a leafy bold plot, located in a quiet residential no through road in sought after Southwater.

Accommodation delivers a welcoming entrance hallway with fitted airing cupboard and ladder access to a large boarded loft space. Three of the bedrooms can take a double bed and the fourth is a good size single, all of which are serviced by two shower rooms and a separate WC. There is a generous through lounge/dining room with sliding patio doors to a stunning, beautifully landscaped sunny aspect rear garden. The residence is completed with a good size fitted kitchen/breakfast room, which also has space for a home office work station and a second set of sliding doors to the rear garden.

The rear garden is a true joy and has been lovingly established over decades of hard work, including a manicured lawn, mature planted borders, paved steps and patio area, space for a good size shed and secure gated side access to the front of the property. Here you will find a large sweeping driveway with a detached garage with power and light, off street parking for multiple vehicles, another lawn with centrally planted Acer and a further selection of well established trees, including Willow and Oak.

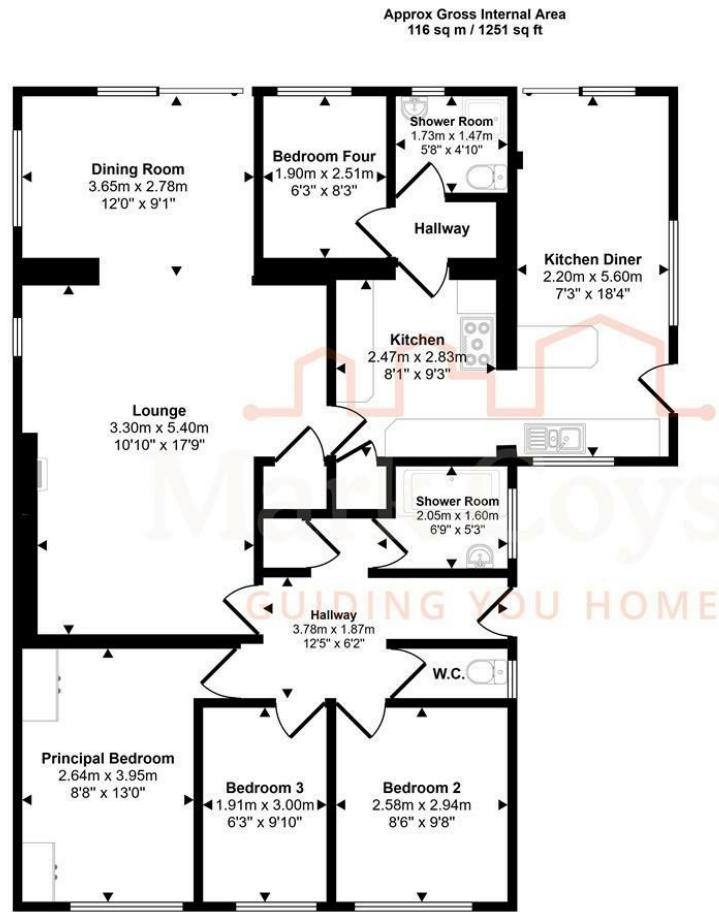
Woodlands Way is ideally located with access to the nearby Country Park, where there is a lake, cafe and fantastic children's play area. The local schools are well regarded and there is a handy parade of shops close by, which also





includes a doctors surgery, a Co Op and a cafe. For a wider selection of shops, bars, restaurants and social facilities, Horsham Town Centre is a short drive/bus away. However, if you are looking to escape the hustle and bustle of daily life, miles and miles of open countryside is at your beck and call.

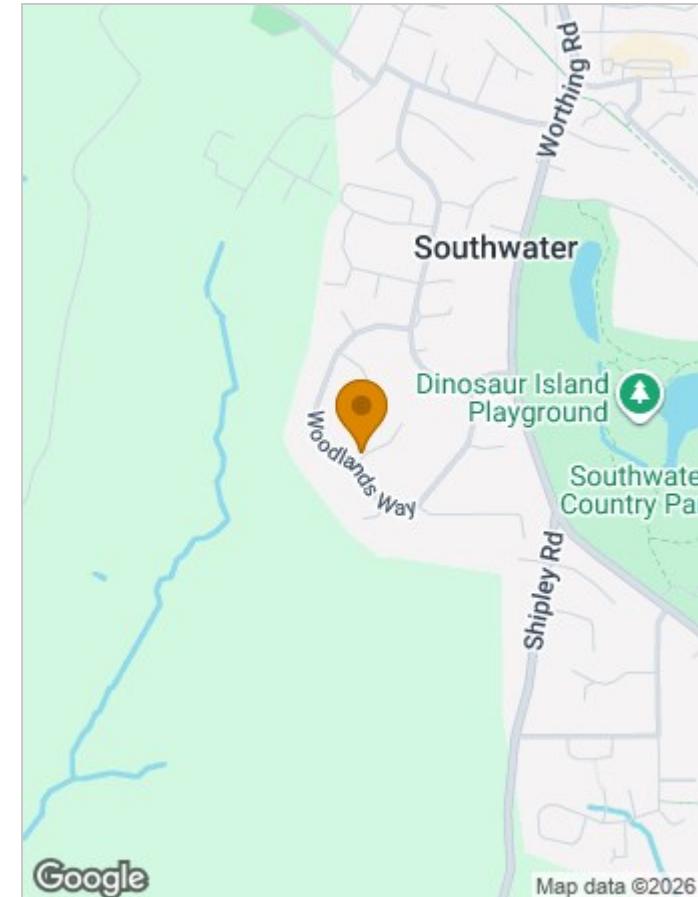
**\*\*Please note, the estate agent selling this property is a family member\*\***



Floorplan  
Approx 107 sq m / 1150 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Garage  
Approx 9 sq m / 100 sq ft



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Mark Coys Office on 01372 303703

if you wish to arrange a viewing appointment for this property or require further information.

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