



4 Wisteria Place

Coolham, Horsham, West Sussex, RH13 8GU



www.alexharveyestateagents.co.uk



Alex Harvey
A passion for property

4 Wisteria Place

A well presented three-bedroom semi-detached home, situated in a small cul-de-sac location with attached garage and driveway. Located in a quiet village with Horsham a short drive away, for shopping and mainline railway station.

- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- TWO BATH/SHOWER ROOMS
- REAR GARDEN WITH COUNTRYSIDE VIEWS
- ATTACHED GARAGE WITH DOOR TO REAR
- NO ONWARD CHAIN



The covered front door leads into the hallway providing access to the stairwell to the upper floors and the sitting room.

The sitting room, located to the front of the property, has views to the front and a doorway leading to the downstairs cloakroom and the kitchen/dining room. The kitchen has been fitted with shaker-style units with contrasting, grey worktops, and an electric Aga cooker. The dining area has space for a table with chairs and a back door leading into the garden.

The stairwell leads to the first-floor landing with access to two bedrooms, family bathroom, airing cupboard and further stairwell to the top floor. Both bedrooms have built-in storage, bedroom two enjoys beautiful views across the countryside. The family bathroom has been re-fitted with a white suite comprising panelled bath with shower & shower screen, low-level w.c., basin unit with storage, and finished with modern tiling.

A second stairwell leads to the second floor with the third bedroom, which has a useful walk-in wardrobe, providing storage and benefits from the recently re-fitted en-suite shower room.

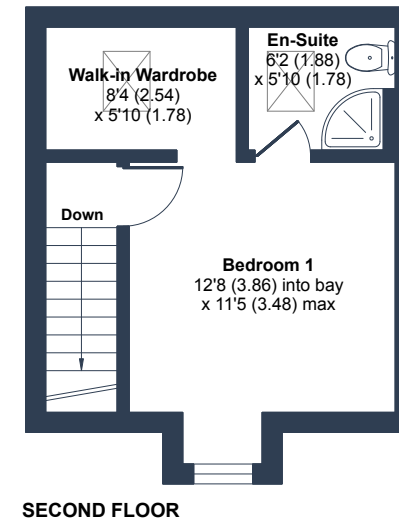
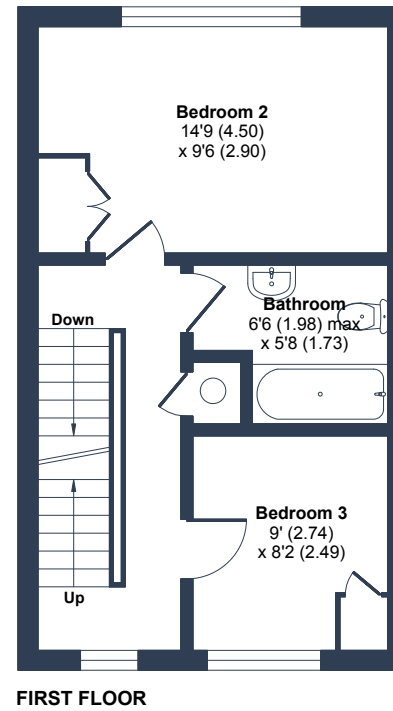
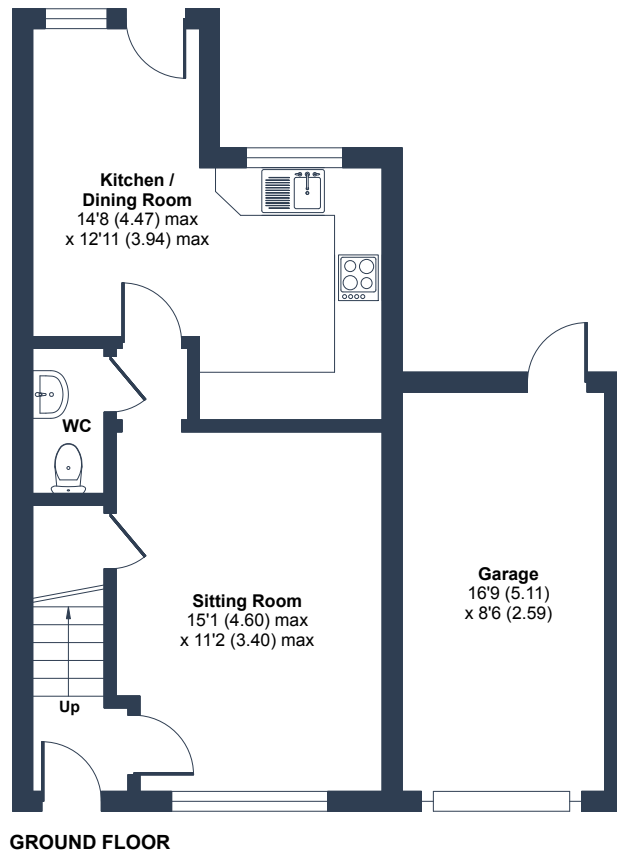


OUTSIDE

The property is approached via the driveway, leading to the attached garage with lighting and power. The rear garden enjoys lovely views across countryside and is enclosed by pretty picket fencing. The garden has an area of lawn and a generous patio with raised beds, greenhouse and plenty of space for table and chairs.

Coolham is a delightful and conveniently located rural village. Local facilities include a village school and public house. Billingshurst, less than four miles away and Horsham, less than eight miles away provide more comprehensive facilities including shopping, schools, colleges, and mainline rail services to London (Victoria/London Bridge). In addition, there are a variety of sporting and recreational facilities in the area.





Approximate Area = 1053 sq ft / 97.8 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1195 sq ft / 111 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022.
Produced for Alex Harvey Estate Agents. REF: 823613

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, oil, water, and mains drainage are currently connected to the property.
Council Tax Band D. EPC - D.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
or email **alex@alexharveyestateagents.co.uk** | **www.alexharveyestateagents.co.uk**



Alex Harvey Estate Agents are an authorised agent



Each office is independently owned and operated