



Rookwood Park Horsham RH12

£3,000 Per Month - Available 24/09/2016

HAMPTONS
INTERNATIONAL

Beyond your expectations

Rookwood Park Horsham

RH12

£3,000 Per Month - Available 24/09/2016

HAMPTONS
INTERNATIONAL

A generously proportioned family house constructed by Berkeley Homes situated in Rookwood Park. EPC:D

Kitchen/Breakfast Room | Sitting Room | Dining Room | Conservatory | Snug | Study | Master Suite with Dressing Room | Guest Suite | 3 Further Bedrooms | Family Bathroom | Double Garage & Driveway | Mature Gardens.

Description

A generously proportioned family house constructed by Berkeley Homes situated in Rookwood Park. The ground floor comprises of a large entrance hall with doors leading to downstairs cloakroom, family room/snug, office/family room, living room, dining room, large sun room, utility room and a large kitchen/breakfast room with fitted appliances. From the ground floor the first floor is approached by a split level landing with doors leading to a large master bedroom with walk in wardrobe and an en-suite bathroom. There are four further double bedrooms one with another en-suite shower room and a family bathroom. The property has been newly decorated with new carpet through out.

Situation

Rookwood Park is a particularly favoured development of substantial detached family houses situated on the western outskirts of Horsham. The town centre which is about 1 mile distant provides comprehensive shopping facilities and a mainline rail service to London (Victoria/London Bridge) The A24/Horsham bypass provides access via the M23 to Gatwick Airport, the M25 and the national motorway network. Near at hand there is a variety of state and private schooling. The Surrey towns of Dorking and Guildford are about 15 and 20 miles respectively.

Furnishing

Unfurnished



Hamptons Horsham Lettings

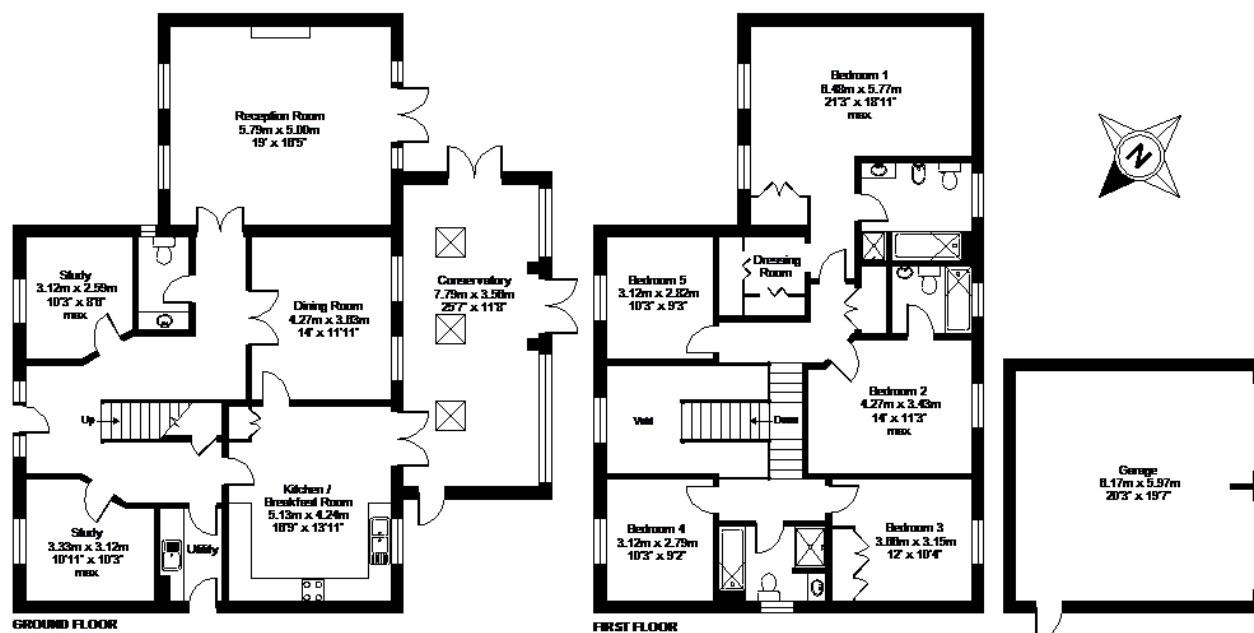
64 West Street

Horsham RH12 1PL

Tel: 01403 254877 - horshamlettings@hamptons-int.com

www.hamptons.co.uk

Floorplan



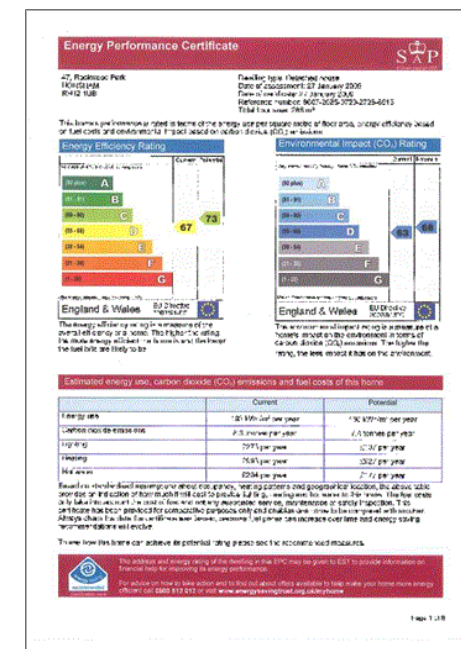
Rookwood Park, Horsham, RH12

APPROX. GROSS INTERNAL FLOOR AREA 3190 SQ FT 296.3 SQ METRES (EXCLUDES VOID / INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for information only and should not be relied on as a basis of valuation.

Copyright niche.com.co.uk 2016 Produced for Hamptons Country Lettings REF : 133516

Energy Performance Certificate (EPC)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

Hamptons Horsham Lettings

64 West Street

Horsham RH12 1PL

Tel: 01403 254877 - horshamlettings@hamptons-int.com

www.hamptons.co.uk

HAMPTONS
INTERNATIONAL

Beyond your expectations