

## Cottingham Avenue, Horsham

Guide Price £800,000

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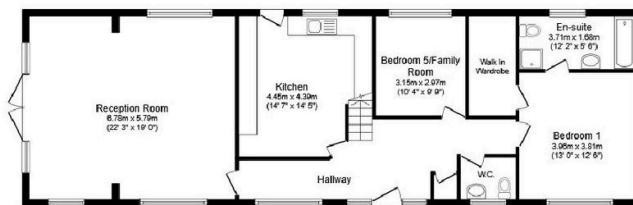


A stunning Detached Family Home located in a Private Road, boasting Four/Five Double Bedrooms, a 22ft Triple Aspect Reception Room, Luxurious Principal Suite and No Onward Chain.

Tenure: Freehold  
Council Tax: Band F  
EPC Rating: Current E - Potential D

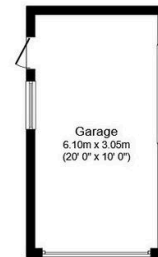
## Key Features

- Watch Our Video Tour
- No Onward Chain
- Four/Five Double Bedrooms
- 22ft Triple Aspect Reception Room
- Family Room/Home Office
- Principal Suite With Walk In Wardrobe
- Family Bathroom & En Suite
- 20ft x 10ft Garage & Driveway Parking
- Private Road
- Attractive Rear Garden



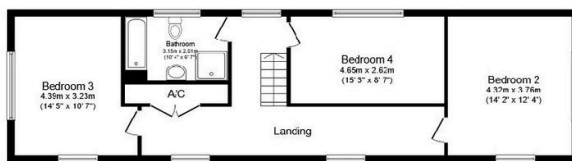
### Ground Floor

Floor area 115.3 m<sup>2</sup> (1,241 sq.ft.)



### Garage

Floor area 17.7 m<sup>2</sup>  
(190 sq.ft.)



### First Floor

Floor area 72.6 m<sup>2</sup> (782 sq.ft.)

**TOTAL: 205.5 m<sup>2</sup> (2,212 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)