

*An extended and fully refurbished 4 bedroom detached character home completed to a very high standard and includes many character features working alongside a clean and modern finish*



Massetts Road, Horley, Surrey, RH6 7ED

**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947







Massetts Road, Horley, Surrey,  
RH6 7ED

*If you are looking for a spacious character property with curb appeal, that is centrally located within walking distance to a mainline station and has good links to the M23/M25 and Gatwick then this is the ideal property for you.*

### *the rooms and garden...*

- Entrance Porch
- Grand Entrance Hall
- Living Room
- Formal Dining Room
- Study
- Downstairs Bath and Shower Room
- Open plan family room incorporating the kitchen with twin vaulted ceiling
- Utility room
- The Master Suite that includes walk in wardrobe and en-suite wet room
- Guest room with en-suite shower room
- 2 further double bedrooms
- Family bath and shower room
- Large gravel driveway
- Rear garden laid to lawn with large patio area



### *the features...*

- Period fire places throughout
- High skirting boards and picture rails
- Beautiful coving and ceiling roses
- Grand entrance hall with tiled flooring and a staircase with turned balustrades and carpet runners.
- Wooden flooring in many of the rooms
- Under floor heating on the ground floor and the master bedrooms wet room.
- Wood grain, UPVC sash windows
- Clean lines through out
- Modern yet sympathetic bathroom suites
- A fantastic open plan family room incorporating a modern kitchen and bi-fold doors to the garden



### *the location...*

Located midway between London and Brighton, the town of Horley lies south of the twin towns of Reigate and Redhill, and north of Gatwick Airport and Crawley. The mainline station provides a regular train service to London and the South Coast, there is easy access to the M23 and A23 and the town is also linked to Redhill, Gatwick and Crawley via the Fastway bus service. A shopping centre, post office, library, variety of restaurants, leisure centre and recreation grounds can all be found within the local area. Nursery, primary and secondary schools are located across the town.

see more on back page









## *the house in more detail...*

The property is accessed through the porch which leads in to a beautiful main entrance hall with its tiled floors and staircase, turned balustrades and carpet runner. There are also 2 good size storage cupboards. The living room that is situated to the front of the house has a beautiful decorative fireplace built within a bay. The formal dining room, also situated at the front of the property has a decorative fireplace and French doors allowing access to the side and out in to the rear garden. The study is a great size with a decorative fireplace and a window to the side of the property. The original kitchen has been replaced by a stunning bath and shower room with a contemporary white suite including a free standing bath and an attractive tiled walk in shower.

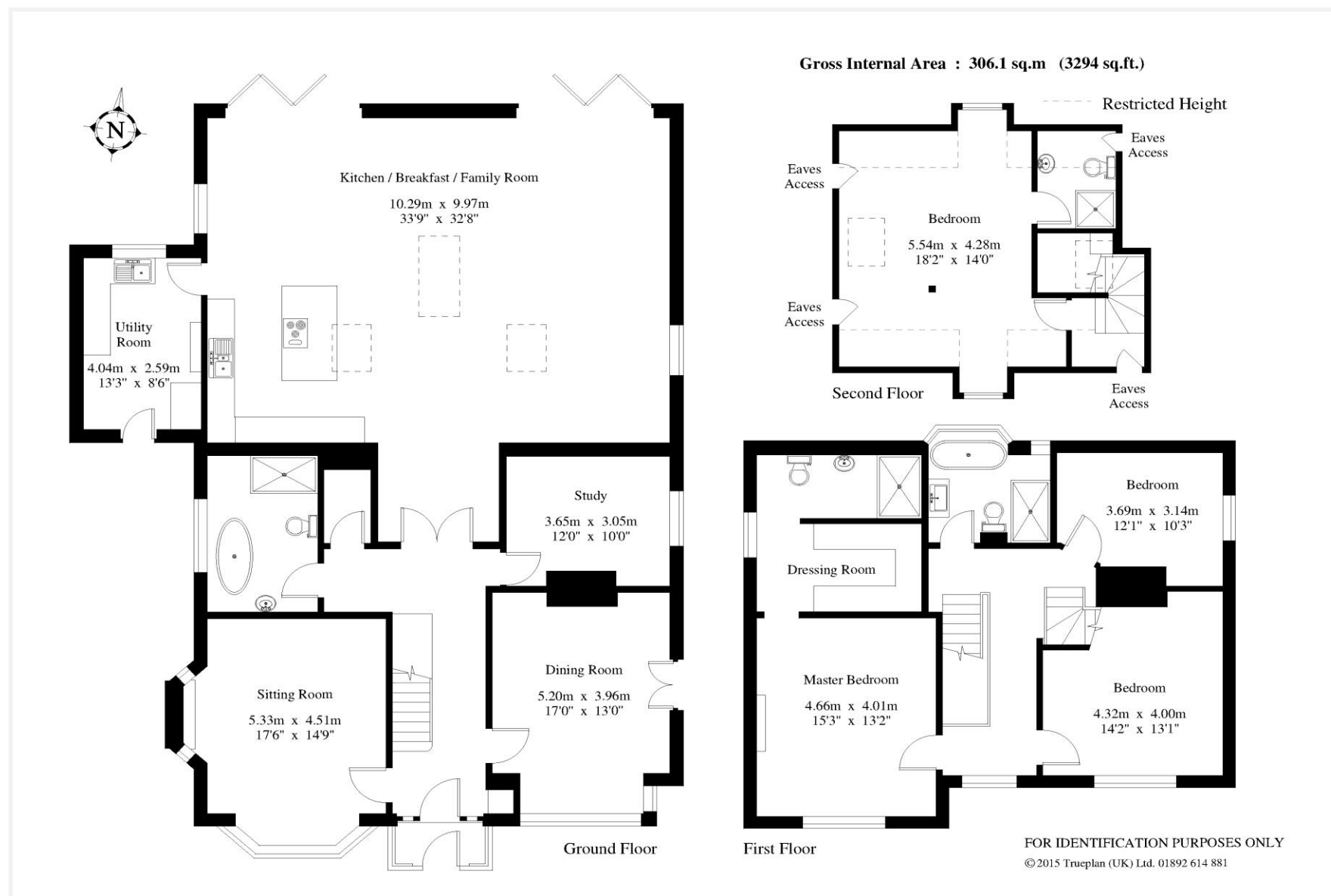
The rear of the property has been extended with a large family room with twin vaulted ceilings and bi-fold doors leading out on to the garden. Incorporated in to the room is the kitchen and includes a range of attractive wall and base units topped with granite work surfaces. Integrated appliances include induction hob, twin waist height Neff ovens, dishwasher and wine cooler. An additional room to the side gives space for a separate utility room with plumbing and space for washing machine and tumble dryer and also houses the boiler and megaflo system.

Located on the first floor is the master suite. This has been beautifully designed with the bedroom to the front with the fireplace as a central focal point. There is a spacious walk in wardrobe that leads to a modern en-suite wet room with W.C and wash hand basin. On the first floor, there are 2 further double bedrooms and a family bathroom. Again this has been done to a high specification with a modern white suite including a free standing bath with upstand tap and shower attachment and a separate walk in shower. Stairs lead from the bright and spacious landing to the guest bedroom. Located on the second floor the room has windows to the front, rear and side of the property and offers its own modern en-suite shower room including W.C, wash hand basin and shower cubical.

Externally to the front, there is a large gravel drive with parking for several cars. There is side access leading to the rear garden which is mainly laid to lawn with a large patio area abutting the rear of the property. There is also an additional driveway to the rear of the garden with the possibilities of a garage STPP.



# the floorplan...



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



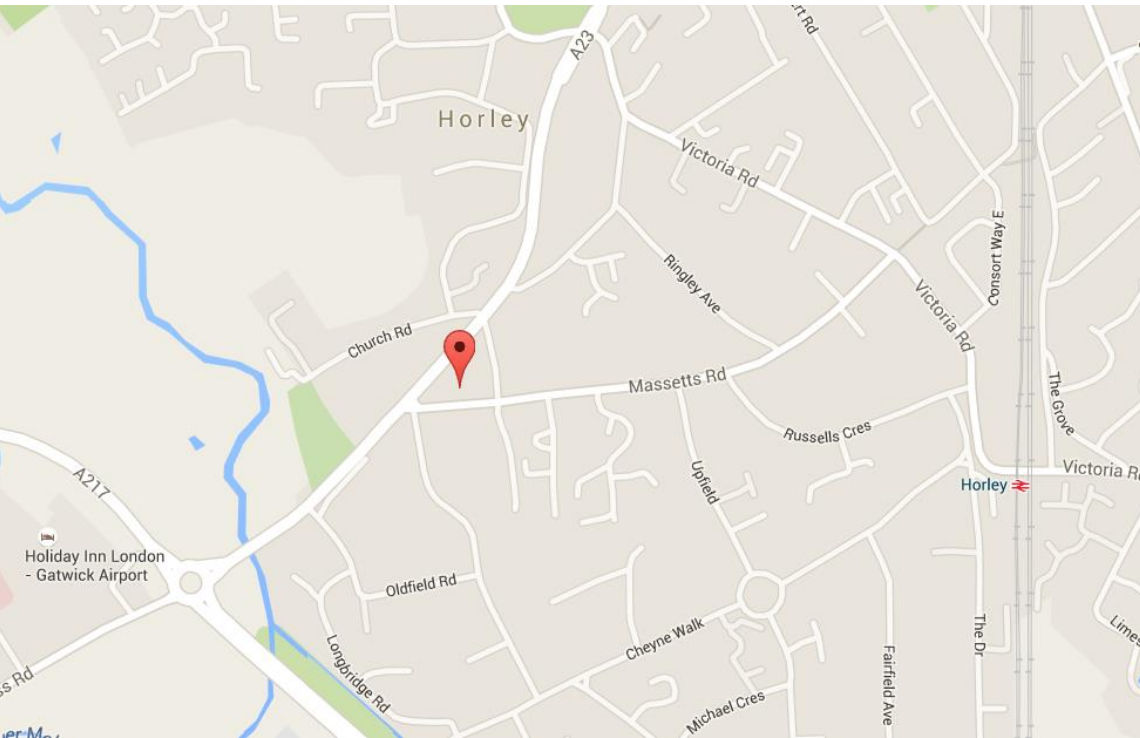




*the location...*

maps courtesy of  
Google maps

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*not far from...*

- Crawley - 6 miles
  - Redhill - 5.6 miles
  - Reigate - 6.1 miles
  - Gatwick - 1.5 miles
  - Brighton - 28 miles
  - Manor Royal Industrial est - 2.7 miles
- Distances are measured on Google from our office in Horley (postcode RH6 7PP)



*Stations*

- Horley
- Salfords
- Three Bridges
- Redhill

more details from [www.thetrainline.co.uk](http://www.thetrainline.co.uk)



*Shops*

- Horley Town
- Tesco's Extra, Hookwood
- County Mall, Crawley
- Belfry Shopping Centre, Redhill

*Relaxing*

- Archway Theatre, Horley
- Ye Olde Six Bells, Horley
- Blue Bell Railway, Sheffield Park
- Go Ape Tree Top Adventures, Crawley
- Denbies Wine Estates, Dorking
- Lingfield Race course
- British Wildlife Center, New Chapel.

*more details from Mansell McTaggart...*

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