

# CHOICES

# SELECT



**Massetts Road HORLEY RH6 7ED**

### **Offers in Excess of £950,000**

IMPRESSIVE DETACHED FAMILY HOME - Choices are delighted to present to the market this OUTSTANDING four bedroom detached house situated in a prime location for Horley town centre offering a selection of shops and restaurants along with Horley train station with excellent links to Central London. The M23, A23 and regular bus's via the Fastway service are also close by giving easy access to Gatwick Airport and both Crawley and Redhill town centres. The FULLY REFURBISHED, PRISTINE accommodation is arranged over three floors and comprises to the ground floor: Entrance porch, hallway, two reception rooms, study, extensive and contemporary kitchen/breakfast/family room with bi-folding doors bringing the garden feel inside, utility room and a luxury bathroom suite complete with shower cubicle. After ascending the staircase you arrive at the first floor which is laid out as the master bedroom which boasts a dressing room and en-suite shower room, two further bedrooms and a stunning bathroom with bay window whilst the remaining bedroom can be found on the second floor with a further en-suite shower room and ample storage courtesy of the eaves. Outside there is an abundance of off street parking to the front and an extensive well maintained rear garden. This superior home is well worth the look so don't delay, call Choices today and arrange your appointment to view. You will definitely not be disappointed! EPC Rating C.

**\* Exquisite detached house**

**\* Four bedrooms**

**\* Contemporary  
kitchen/breakfast/family room with  
bi-folding doors**

**\* Two bathrooms & two en-suite's**

**\* Arranged over three floors**

**\* Fully refurbished to a high  
standard**

**\* Ample off street parking &  
extensive rear garden**

**\* Prime location close to train  
station & Gatwick Airport**

**\* Buyers Commission May Be  
Required**

## Massetts Road HORLEY RH6 7ED

### Entrance Porch

Access to;

### Hallway

Stairs rising to first floor. Doors to;

**Reception Room 1** 17' 6" x 14' 9" (5.33m x 4.49m)

**Reception Room 2** 17' 0" x 13' 0" (5.18m x 3.96m)

**Study** 12' 0" x 10' 0" (3.65m x 3.05m)

### Bathroom

**Kitchen/Breakfast/Family Room** 33' 9" x 32' 8" (10.28m x 9.95m)

Door to;

**Utility Room** 13' 3" x 8' 6" (4.04m x 2.59m)

### First Floor Landing

Stairs rising to second floor. Doors to;

**Master Bedroom** 15' 3" x 13' 2" (4.64m x 4.01m)

Access to;

### Dressing Room

Access to;

### En-Suite

**Bedroom** 14' 2" x 13' 1" (4.31m x 3.98m)

**Bedroom** 12' 1" x 10' 3" (3.68m x 3.12m)

### Bathroom

### Second Floor Landing

Eaves storage. Door to;

**Bedroom** 18' 2" x 14' 0" (5.53m x 4.26m)

Door to;

### En-Suite

### Front Garden

Gravel driveway providing off street parking for ample vehicles.

### Rear Garden

### Buyers Commission May Be Required\*

\*Full details available upon request.

### Tenure

Freehold.





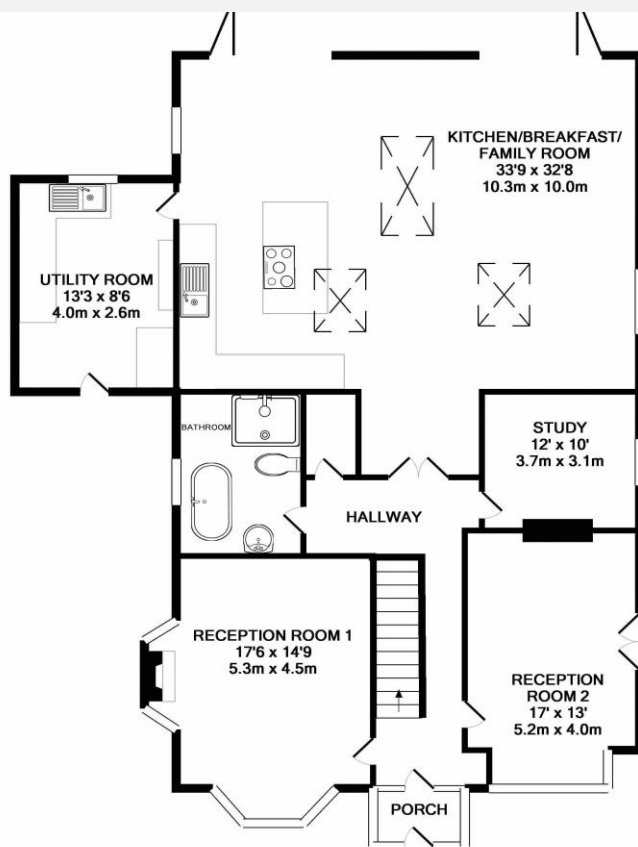
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	76
England, Scotland & Wales		EU Directive 2002/91/EC

Reference:  
HO55009198

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	59	69
England, Scotland & Wales		EU Directive 2002/91/EC



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR



2ND FLOOR

**MONEY LAUNDERING REGULATIONS** - intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.