

Horley

01293 783311  
Andrewsonline.co.uk

Andrews 



Offers in the region of

£599,950

**HORLEY**

RH6

Energy Efficiency Rating: E

**Horley**

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## **Adorned with a mature Wisteria, this charming double fronted detached family home has a lot to offer it's new owners.**



**This area of Horley is predominantly occupied by semi detached and detached family homes. With in half a mile of Horley town centre and it's train links and local shops. Within the catchment area of several local schools, the area is very popular with families.**

Approaching the property, you have to be impressed with the mature Wisteria the adorns the front of this family home. There is a dual aspect L shaped lounge with a sizable log burner being the focal point of the room. This room then leads through to a conservatory, which has views over the rear garden. With a well appointed kitchen/diner with double glazed patio doors opening out to the rear garden, what more could you ask for. Upstairs there are four bedrooms, with the master being dual aspect and having an array of fitted units. There is also a family bathroom and down stairs cloakroom. Outside there is a mature well stocked rear garden, with a paved seating area outside the kitchen. With a detached tandem garage and off road parking set to the front, this home is a real find.

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### Summary

- Cul de sac Location
- 4 Bedrooms
- Lounge
- Conservatory
- Kitchen/diner
- Cloakroom
- Family Bathroom
- Mature rear garden
- Garage & parking

### Highlights



Approx 1492 SQ FT (138.6 SQ Meters)



Horley Train Station - 0.8 Miles



Horley Infant School - 0.3 Miles  
Yattendon Junior School - 0.2 Miles



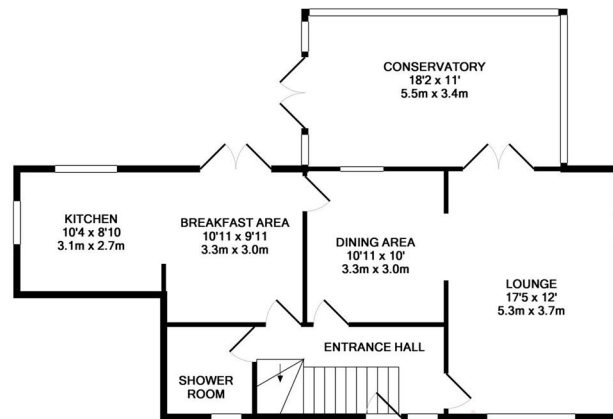
Horley Recreation Ground - 0.5 Miles

## Interested in this property?

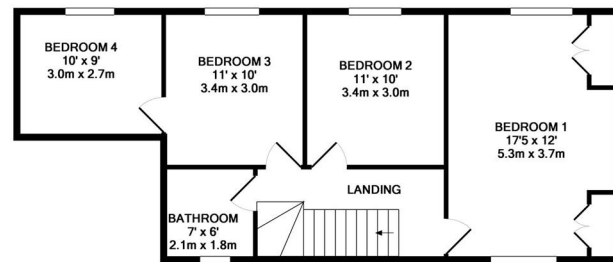
For viewings and advice please get in touch with our Horley branch on 01293 783311

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Andrews**  
GROUND FLOOR  
APPROX. FLOOR  
AREA 846 SQ.FT.  
(78.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 646 SQ.FT.  
(60.0 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1492 SQ.FT. (138.6 SQ.M.)

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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**The Andrews Small Print**

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatement, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

**Disclaimer**

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use floor plans as a general guide to room layout and design, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches.

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

