



16 Baden Drive.

Horley

Guide Price **£600,000**



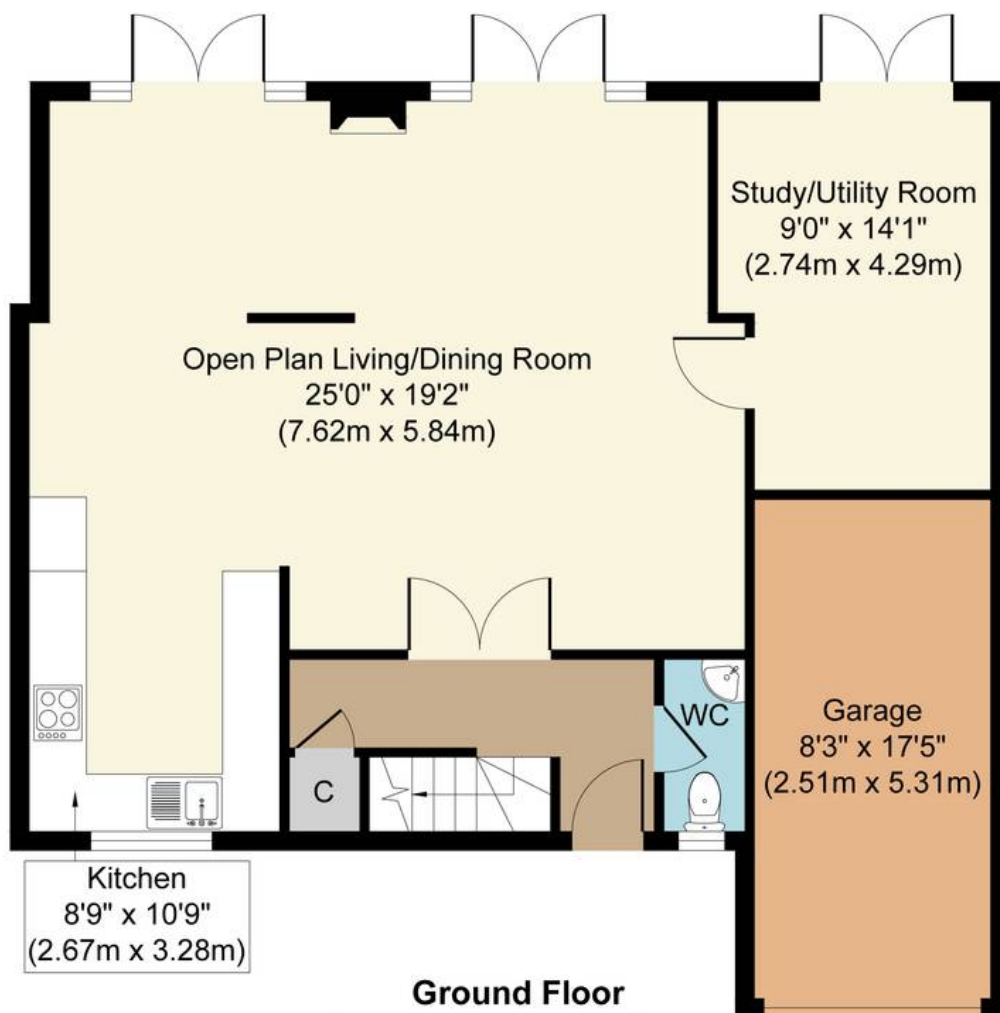
This beautifully presented detached three-bedroom house is located in a peaceful Cul-de-sac in Meath Green and offers contemporary family living with a spacious and versatile layout. The ground floor welcomes you with a bright open plan living and dining area, highlighted by large windows and French doors that flood the space with natural light and provide seamless access to the landscaped rear garden. The sleek modern kitchen, complete with integrated appliances, wooden countertops, and stylish lighting fixtures, connects effortlessly to the dining area – ideal for both every-day living and entertaining guests. A cosy wood burning stove in the living area creates a warm, inviting atmosphere, while hardwood flooring and tasteful decor add a touch of elegance throughout. Additional ground floor features include a practical study/utility room perfect for remote work and could provide a fourth bedroom and a convenient cloakroom/WC. Upstairs, the property comprises three well-proportioned bedrooms, each benefitting from large windows and a contemporary finishes to create comfortable personal retreats. The modern family bathroom is appointed with a walk-in shower, separate bath-tub, stylish fixtures, and natural light, ensuring both comfort and functionality. Outside, the property continues to impress with a beautifully maintained front garden, a welcoming covered porch, and ample driveway parking in addition to the garage. The rear garden is a true highlight, offering a generous lawn, a charming patio area for outdoor dining. Mature trees, carefully landscaped borders, and wood storage add character and practicality to this serene outdoor haven. The home's multiple garden access points, via French doors from both the living area and the versatile home office area, enhance the sense of indoor-outdoor living and make entertaining or relaxing outdoors effortless. Contemporary lighting, integrated storage solutions, and modern finishes throughout ensure this property meets the demands of modern family life.

Council Tax band: E. Tenure: Freehold

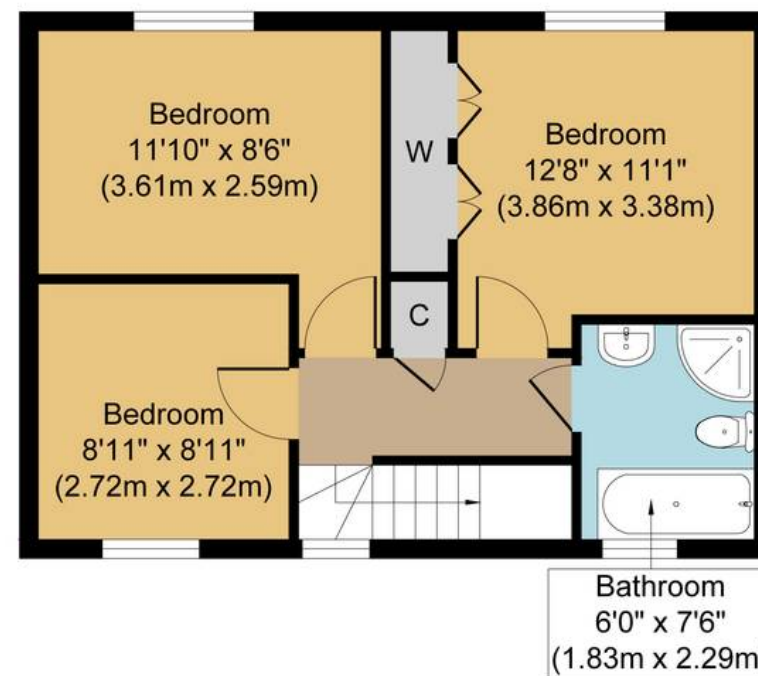
- Large open plan living area
- Modern kitchen with integrated appliances







Ground Floor
Approximate Floor Area
899 sq. ft
(83.51 sq. m)



First Floor
Approximate Floor Area
444 sq. ft
(41.24 sq. m)



Baden Drive, RH6
Approx. Gross Internal Floor Area 1343 sq. ft / 124.75 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.