



Bignall Avenue, Horley, RH6 8GH

£385,000



**MANSELL
McTAGGART**
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Introducing this well presented semi-detached home, perfectly designed for first-time buyers seeking contemporary living within the highly sought-after Westvale Park development. Constructed in 2018 by renowned builders Taylor Wimpey, this tastefully presented property offers a remarkable opportunity for those seeking a modern and low maintenance residence.

Upon entering the property, you are welcomed into an inviting entrance hall leading to the living/dining room. This expansive space is illuminated by a wealth of natural light, flowing in through the double French doors which open out onto the rear garden. This versatile area allows for seamless indoor-outdoor living, perfect for entertaining guests or finding tranquillity after a long day.

Adjacent to the living/dining room is a modern fitted kitchen, complete with integrated appliances and ample storage space. Every culinary need is catered for, making this a true hub of the home. Additionally, a downstairs W.C. adds further practicality to this already well-appointed property.

Boasting two double bedrooms upstairs, this property is ideal for couples or small families. The main bedroom benefits from the luxury of an en-suite shower room, while the second double bedroom features a convenient fitted wardrobe. Every detail has been thoughtfully considered to ensure maximum comfort and functionality throughout.



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Moving to the exterior of the property, two allocated parking spaces are situated directly outside, providing ease of access for residents and their visitors. The rear garden is a true oasis, offering a combination of a patio area, ideal for al fresco dining and relaxation, gated side access, an attractive area of lawn, and a charming wooden decked space, adding an extra touch of elegance to the outdoor experience.

With the added bonus of no onward chain and the remainder of the NHBC warranty, this property offers both peace of mind and convenience for buyers. It truly presents an unmissable opportunity to acquire a delightful home within a thriving community.

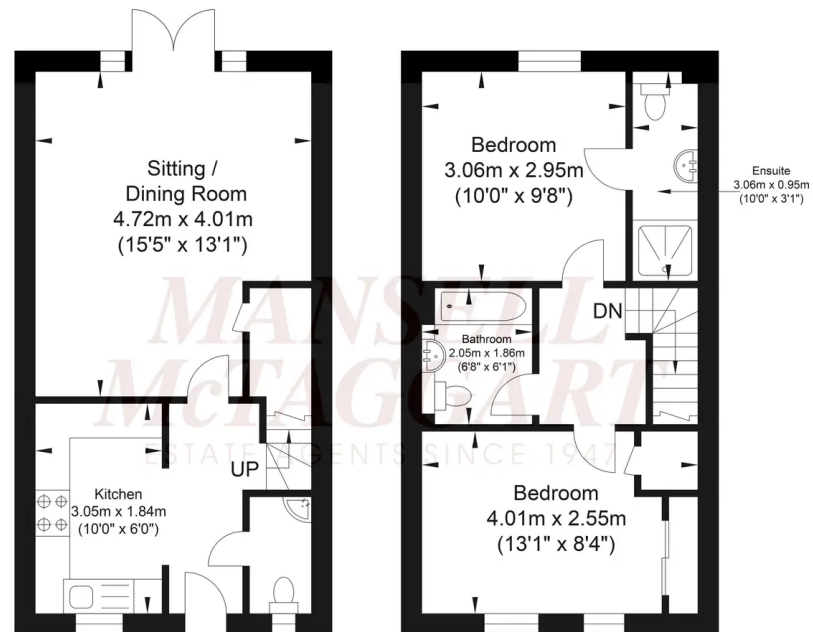
To fully appreciate the true beauty and potential of this property, a viewing is highly recommended. Contact our agency today to arrange an appointment and take the first step towards owning a beautiful and modern home, complete with all the amenities required for contemporary living.

N.B All homes within Westvale Park pay a maintenance fee of approx. £200 per annum which is reviewed annual and to be confirmed by your solicitors.

Council Tax band: D//Tenure: Freehold



Bignall Avenue



Ground Floor
Approximate Floor Area
339.70 sq ft
(31.56 sq m)

First Floor
Approximate Floor Area
339.70 sq ft
(31.56 sq m)

Approximate Gross Internal Area = 63.12 sq m / 679.41 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horley

Mansell Mc Taggart, 3 Central Parade Massetts Road - RH6 7PP

01293 228228

horley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/horley

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