



Firlands, Horley

£375,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —





## Firlands, Horley

A well presented three bedroom property, offered to the market with NO CHAIN in the popular area of Langshott, Horley. The property is within close proximity to Horley town centre, transport links, schools and amenities.

Entering the property, you have a spacious entrance hall, with ample space for shoes and coats, with access to the kitchen, living/dining room and stairs ascending to first floor. The newly installed kitchen is of a modern finish, with wall and base units and space for appliances. The living/dining room is a lovely size with ample space for living and dining room furniture and freestanding units. This leads to the conservatory, which could be used as a playroom or dining room, with doors to rear.

Upstairs, there is a spacious landing, giving access to all three bedrooms, family bathroom, storage cupboard and loft. All three bedrooms are well proportioned, with bedrooms one and two being comfortable doubles with fitted wardrobes, and bedroom three a large single. The newly installed bathroom is finished to white suite, with appropriate sanitaryware.



## Firlands, Horley

Outside, to rear there is a private landscaped garden with a tasteful patio and lawned area. A short walk from the property, is the garage en-bloc. There is also communal parking available.

### Agents note:

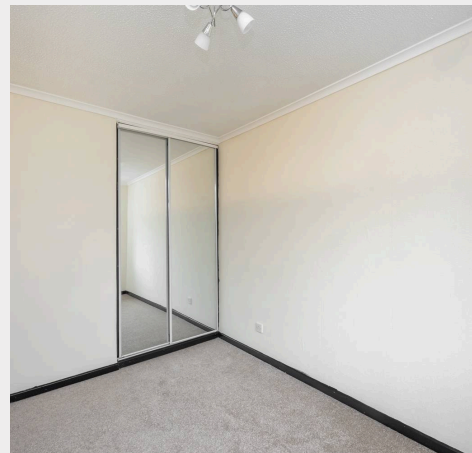
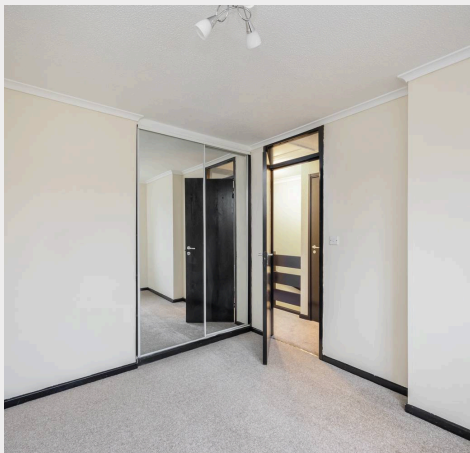
*Solar panels with battery storage are included in the sale. Solar panels with battery storage can help you save money on your energy bills, reduce your carbon footprint, and be more energy independent.*

*You can use the energy your solar panels generate during the day to power your home in the evening, so you will use less electricity from the grid.*

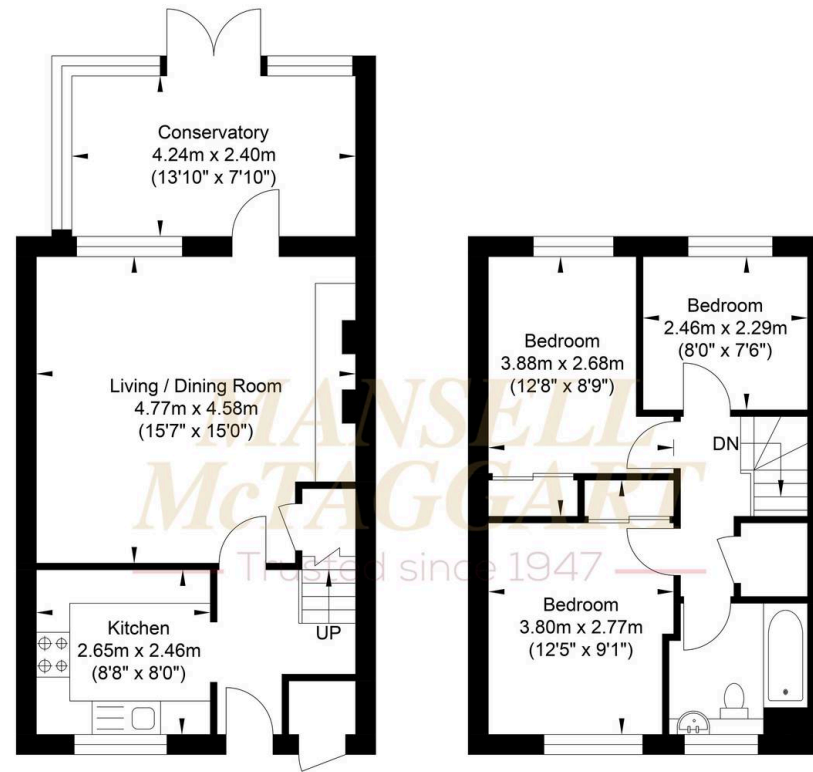
*You can use stored energy during power cuts. The panels are owned outright, therefore do not incur any cost to the owner.*

Tenure: Freehold

- Three bedrooms
- Garage en-bloc
- NO CHAIN
- Newly installed kitchen & bathroom
- Communal parking
- Newly laid flooring
- Conservatory
- Gas central heating
- Solar panels (owned outright)
- Council Tax Band 'D' and EPC 'C'



## Firlands



Ground Floor  
Approximate Floor Area  
489.86 sq ft  
(45.51 sq m)

First Floor  
Approximate Floor Area  
366.61 sq ft  
(34.06 sq m)

Approximate Gross Internal Area = 79.57 sq m / 856.47 sq ft

Illustration for identification purposed 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](mailto:horley@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/horley](http://www.mansellmctaggart.co.uk/branch/horley)