



Hoadley Road, Horley

Guide Price £400,000 – £425,000



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## Hoadley Road, Horley

An immaculately presented 2 bedroom end of terrace home, offered to the market with NO CHAIN, in the popular Westvale Park. The property is within close proximity to Horley town, Reigate, Salfords train station and amenities. Upon entering the property, a spacious hallway leads to the kitchen/dining room, living room, cloakroom, storage cupboard and stairs to first floor.

The kitchen is of a contemporary finish, with wall and base units and work surfaces over. There is also an array of fitted appliances, space for a dining table and chairs, and window to front allowing in lots of natural light. The living room is a good size, with ample space for freestanding furniture and both window and French door to rear continuing the bright and airy theme of the property. The cloakroom houses a w/c and wash hand basin.

Upstairs, a spacious landing gives access to both bedrooms and family bathroom. Both bedrooms are well proportioned, easily housing double beds and furniture, both benefitting from fitted cupboards and bedroom 1 and en-suite with a shower, w/c and wash hand basin. The family bathroom is of a modern finish, with upgraded tiles, full length bath, w/c and wash hand basin.



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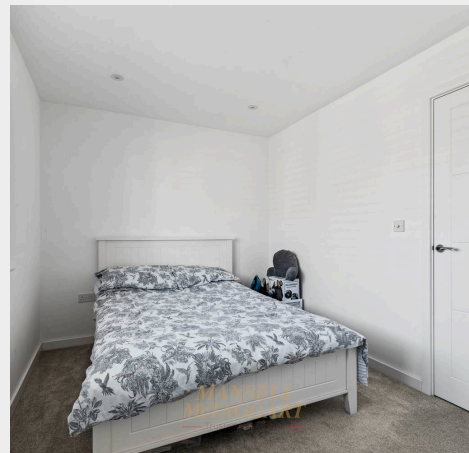
Outside, to rear is a good sized garden, which is mainly laid to lawn with a patio area abutting the property. This is a surprisingly private space and enclosed within wood panel fencing. A rear gate at the end of the garden leads to the 2 allocated parking spaces.

### Agents Note

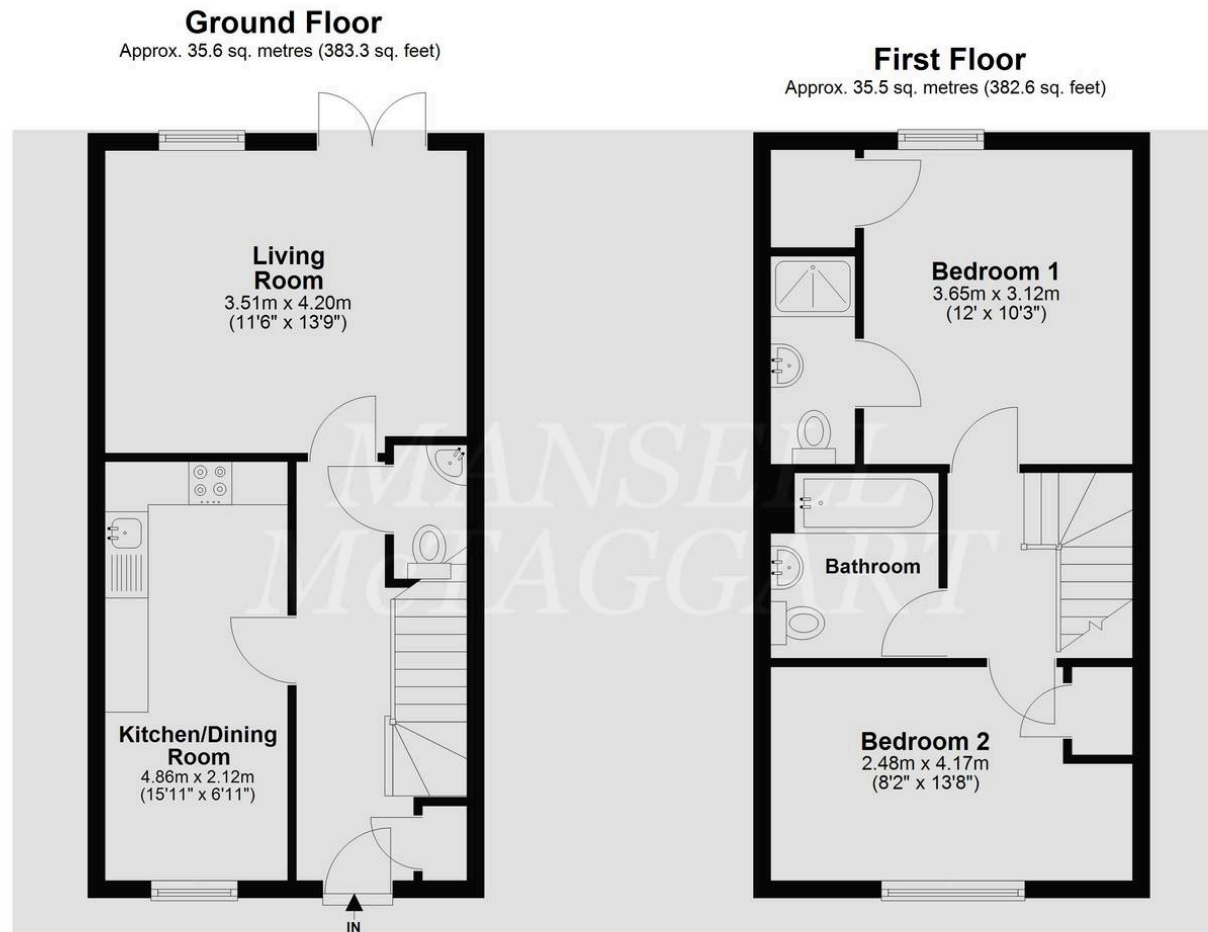
There is an annual Service Charge of £160.00

Tenure: Freehold

- 2 double bedrooms
- NO CHAIN
- Immaculate internal condition
- En-suite to master and downstairs cloakroom
- 2 allocated parking spaces to rear
- Private rear garden
- Remainder of NHBC warranty
- Located on the popular Westvale Park
- Council Tax Band 'D' and EPC 'B'







Total area: approx. 71.2 sq. metres (765.9 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.  
Plan produced using PlanUp.

## Mansell McTaggart Horley

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