



Tanyard Way, Horley

Guide Price £475,000 – £500,000



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A well designed and spacious 5 bedroom end of terrace family home, which has been vastly extended by the current owners also benefiting from a generous range of desirable features, offered to the market with a complete onward chain. The property is conveniently located close to Horley town centre, transport links, shops, schools and amenities.

Entering the property, you are greeted by a spacious entrance hall. This leads to the kitchen, utility room, open plan living/dining room and stairs to first floor. The kitchen houses a host of wall and base units with an array of white goods available, with a window to front and opening to the living/dining room, keeping the room nice and bright. The utility room and cloakroom were added by the current owners hosting sanitaryware and white goods, also having space for shoes and coats. The living/dining room is a fantastic space, with ample room for a 6-8 person dining table, multiple large sofas and any freestanding furniture you may wish. This opens up to the family room, another spacious and versatile room and can be used as another reception room, play room or whatever suits your individual needs. There are windows overlooking the garden and french doors.

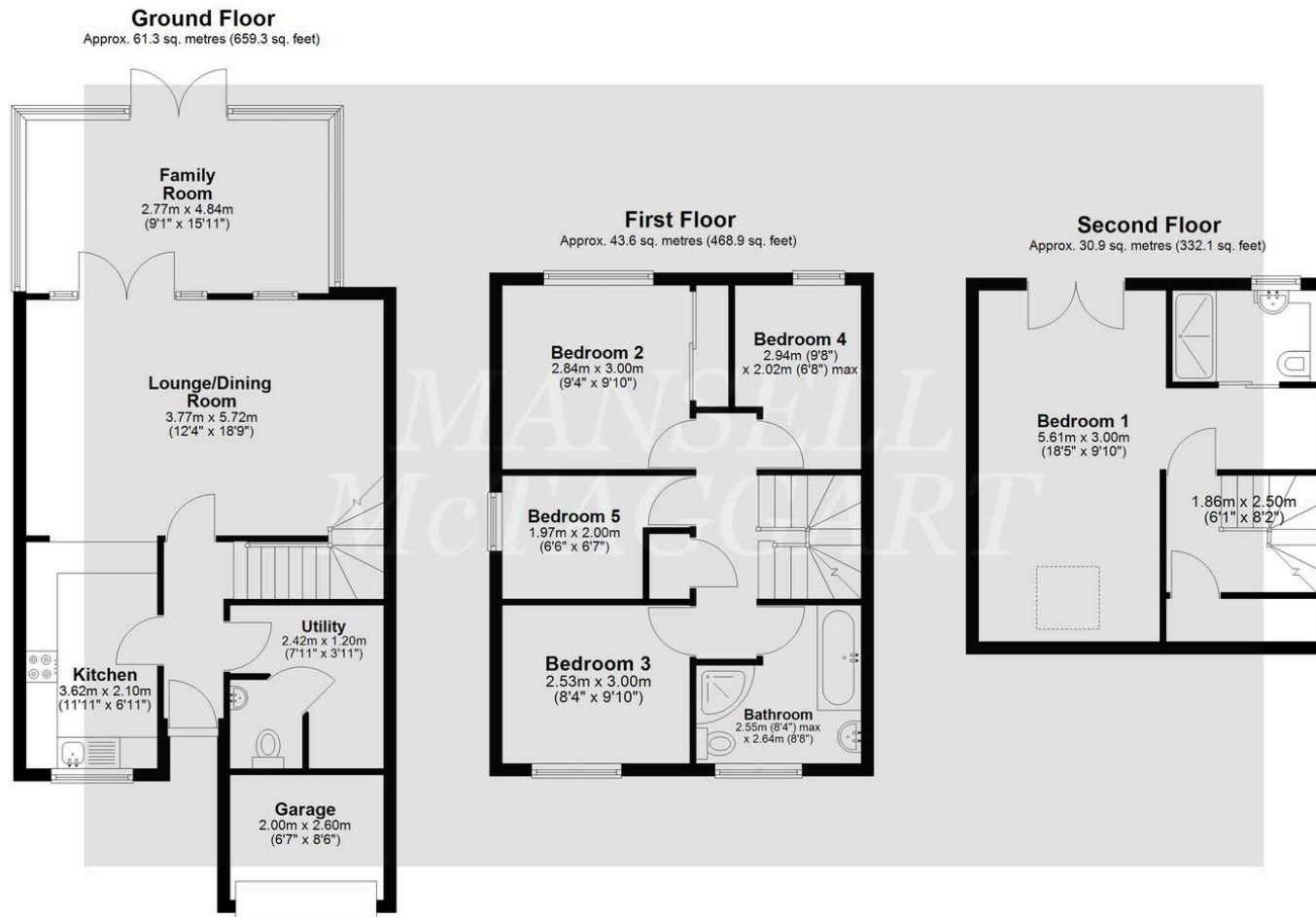
Heading to the first floor, which has been heavily remodelled, briefly, there are 4 well proportioned bedrooms, modern bathroom suite and stairs to the second floor. The second floor was also added by the current owners, being a very generous master suite with a stylish en suite, juliet balcony and eaves storage.



Outside, to rear is a very good sized garden, it is mainly laid to lawn with a patio area abutting the property. It is enclosed within wood panel fencing and benefits from a private enclosed seating area perfect for entertaining.

- 5 Good sized bedrooms
- Complete onward chain
- En suite to bedroom 1
- Well proportioned private rear garden
- Driveway parking for multiple vehicles
- Integral garage
- Utility room with downstairs cloakroom
- Extended family room to rear
- Gas central heating
- Council Tax Band 'D' and EPC 'tbc'





Total area: approx. 135.7 sq. metres (1460.3 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.

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