



Southlands Avenue, Horley

In Excess of £525,000



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A well presented and ideally located 3 double bedroom semi-detached home, originally built in the 1930s with a host of character features, which has been thoughtfully extended and upgraded to a high standard, in a popular and central location. The property is a stones throw from Horley town centre, Horley train station, Gatwick Airport, bus stops, shops, schools and amenities.

Upon approach to the property, you will see the driveway for multiple vehicles, a detached garage with power and access to main property. Inside, you are greeted by a spacious entrance hall, with access to the living room, the dining room, kitchen, cloakroom and stairs to the first floor. The living room and dining room both of which are bright and airy spaces, with high reaching ceilings, windows to front and sliding door access to the garden from the dining room with ample space for freestanding furniture. The kitchen/breakfast room is an L-shape and has been extended and refitted by the current owners. There are a range of contemporary wall and base units, fitted and freestanding appliances. the room has large windows and French doors providing further access to the garden continuing the bright and airy theme. Off the kitchen is a shower room/utility area featuring a large walk-in shower.

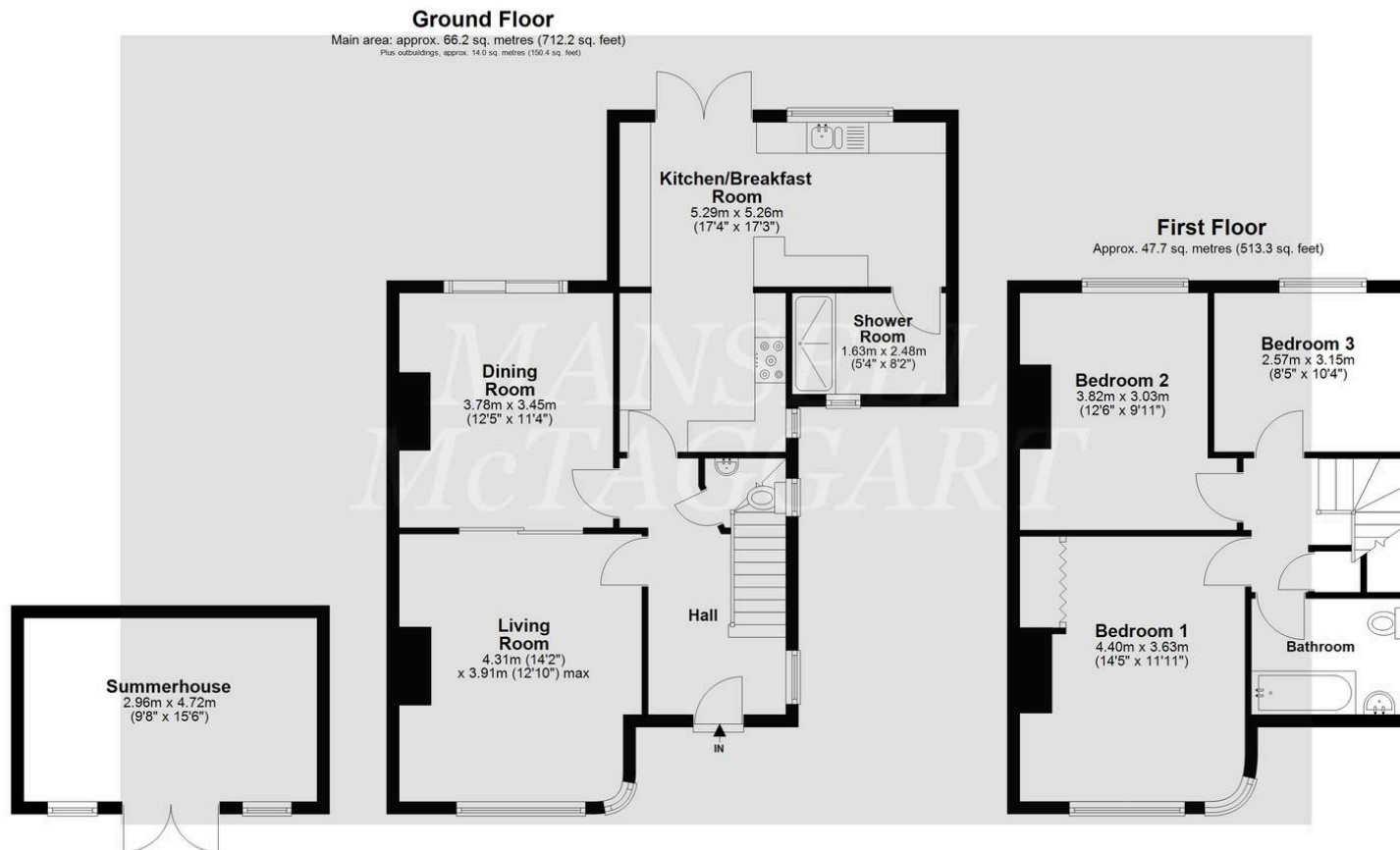
Upstairs, there is a spacious landing with a window letting in yet more light into the property, and access to all three bedrooms and family bathroom. All bedrooms are very generous sizes, bedrooms 1 and 2 are easily able to house king size beds and furniture, bedroom 1 also benefits from fitted wardrobes. Bedroom 3 is also a double room, which is rarely seen in these style of homes and also benefits from fitted wardrobes. The bathroom has been refitted with a three piece white suite featuring a shower over the bath and window to side.



The current owners were considering a loft extension and plans have been submitted and are under review. In the meantime the current owners have fitted a new roof. Outside to rear, there is a well proportioned garden. It is mainly laid to lawn but features multiple decked areas for morning coffee or evening drinks. There are also 2 outbuildings, an open bar and a log cabin which can be used as an office/games room/gym which has power and lighting. The garden is enclosed within wood panel fencing with trees to rear creating some privacy.

- 3 double bedrooms
- Originally built circa 1930, with a tasteful array of character features
- Garage & Driveway parking
- Plans for a dormer loft extension have been submitted and are pending approval
- Extended to side and rear, creating a lovely kitchen/breakfast room and additional shower room
- Newly installed kitchen
- New roof (2024)
- Well proportioned private rear garden, featuring multiple decked areas, an open bar and a large log cabin with power and lighting
- Stones throw from Horley town, train station, Gatwick Airport, schools and amenities
- Council Tax Band 'D' & EPC 'C'





Main area: Approx. 113.9 sq. metres (1225.5 sq. feet)
Plus outbuildings, approx. 14.0 sq. metres (150.4 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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