



Ferndown, Horley

In Excess of £600,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- 4 well proportioned bedrooms
- Garage & large outhouse with power, light, WIFI and A/C unit
- Well proportioned garden boasting a corner plot
- Quiet cul-de-sac location
- Driveway parking for multiple vehicles
- Vastly extended with further untapped potential
- Extended porch & downstairs shower room
- Close proximity to local schools, Horley town, transport links, Gatwick Airport and amenities
- Council Tax Band 'E' and EPC 'C'

A well presented and vastly extended 4 bedroom detached family home, which has been lovingly upgraded over time being with the same owners since 1984 now available to the market. The property is located on a corner plot in a quiet cul-de-sac within close proximity of Horley town centre, transport links, Gatwick Airport and amenities.

Upon approach to the property, you will notice the quiet location where the property is tucked away in the corner plot. There is a sizable driveway with a gated side entrance exposing the garage and garden and a porch to front. Entering the porch, there is space for shoes and coats, with access to the hallway. From here, there are doors to the downstairs shower room, kitchen and living/dining room. The downstairs shower room was added by the current owners, and is a modern finish with expected sanitaryware. Here there is also the newly installed wall mounted boiler.



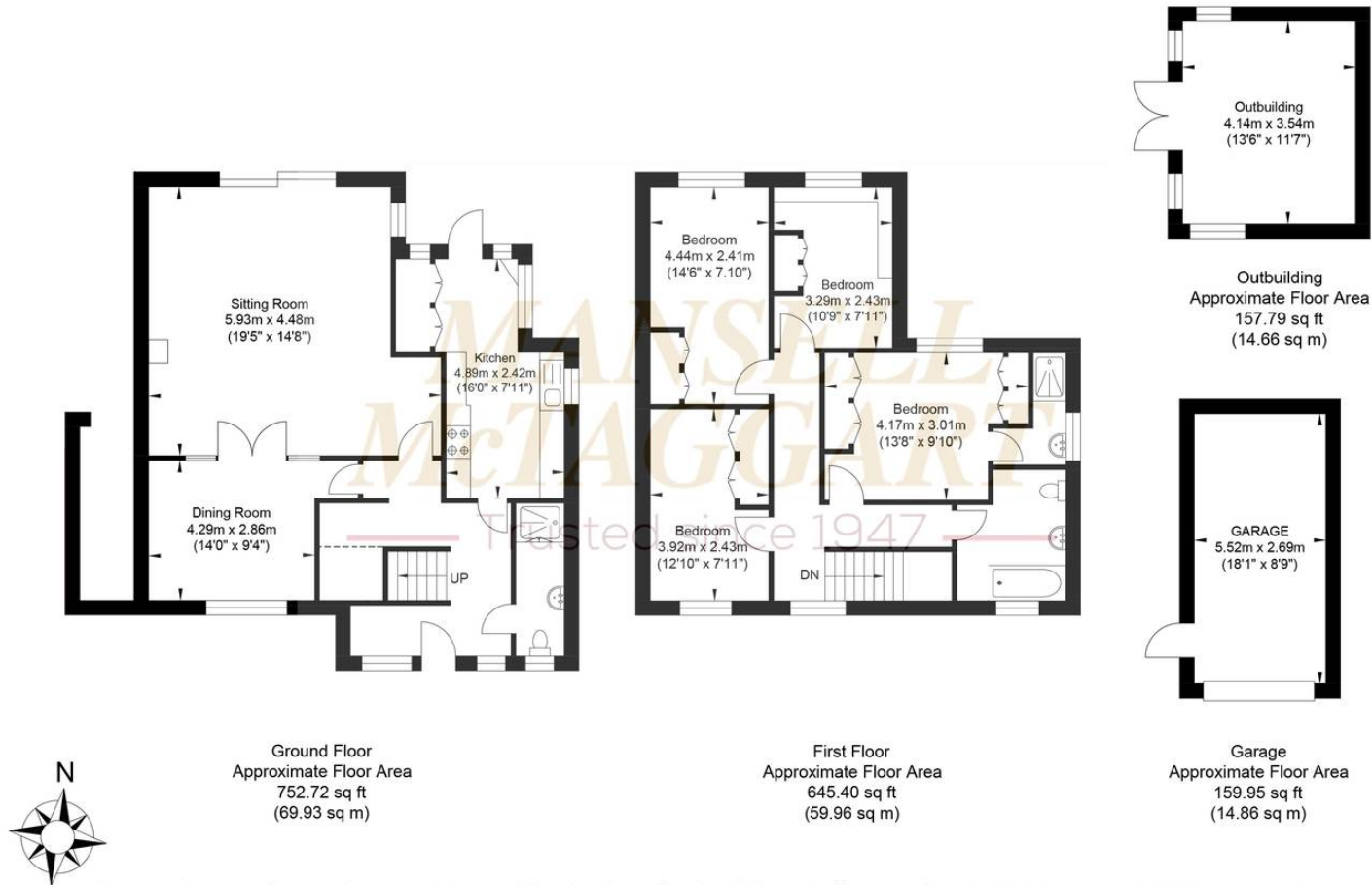
Continuing to the kitchen, there is a range of wall and base units, granite tops and fitted/freestanding furniture. There is also a small orangery to rear allowing in lots of natural light and a door to the garden. The living/dining space is a superbly proportioned room, where it has benefitted from the sizable two storey rear extension. The dining space allows room for an 8+ person table, and the living room ample of family furniture and doors to rear which allow in lots of natural light. Upstairs, a spacious hallway gives access to all 4 bedrooms, there are 3 generous doubles and 1 large single/small double room. Bedroom 1 benefits from an en-suite shower and all rooms come with fitted wardrobes. The bathroom is partially tiled with relevant sanitaryware.

Outside to rear, is a generous garden. Being on the corner plot, it extends to the rear and side of the property. It is mainly laid to lawn, with a patio abutting the property. There is also a koi pond, multiple storage sheds and a large outbuilding which is perfect for an office or another useful space as it has power, lighting, wifi and an A/C unit.

Located midway between London and Brighton, the town of Horley lies south of the twin towns of Reigate and Redhill and north of Gatwick Airport and Crawley. The mainline station provides a regular train service to London and the South Coast. There is easy access to the M23 and A23 and the town is also linked to Redhill, Gatwick and Crawley via the Fastway bus service. A shopping centre, post office, library, variety of restaurants, leisure centre and recreation grounds can all be found within the local area. Nursery, primary and secondary schools are located across the town.



Ferndown



Approximate Gross Internal Area (Excluding Outbuilding & Garage) = 129.89 sq m / 1398.12 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

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents, and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.