



Hevers Avenue, Horley

£525,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- Extended 3 bedroom
- Within close proximity to popular local amenities
- Vendor chain suited
- Character features
- Large frontage with driveway parking for 3 vehicles
- Utility room
- Garage
- Council Tax Band 'D' and EPC 'D'

Introducing this beautifully presented three-bedroom semi-detached Victorian home, ideally located just 10 minutes from Horley town centre and train station, and offered to the market with a complete onward chain.

As you approach the property, you will notice the attractive frontage, featuring driveway parking for up to three cars and an external garage.

Upon entering, you are welcomed by a spacious entrance hallway providing access to the living room, utility room, and kitchen/dining area. The living room offers ample space for multiple large sofas, a coffee table, a television, and other freestanding furniture. It also features a charming fireplace and a large bay window that fills the room with natural light.

The kitchen is well-equipped with an extensive range of wall and base units, integrated appliances including a dishwasher, fridge/freezer, hob with extractor fan, and double waist-height ovens. The adjoining dining area comfortably accommodates a 6-8 person dining table and additional furniture, enhanced by French doors opening onto the rear garden and a skylight window above.



The utility room includes fitted appliances and a hand wash basin, with access to a downstairs shower room completed to a white suite.

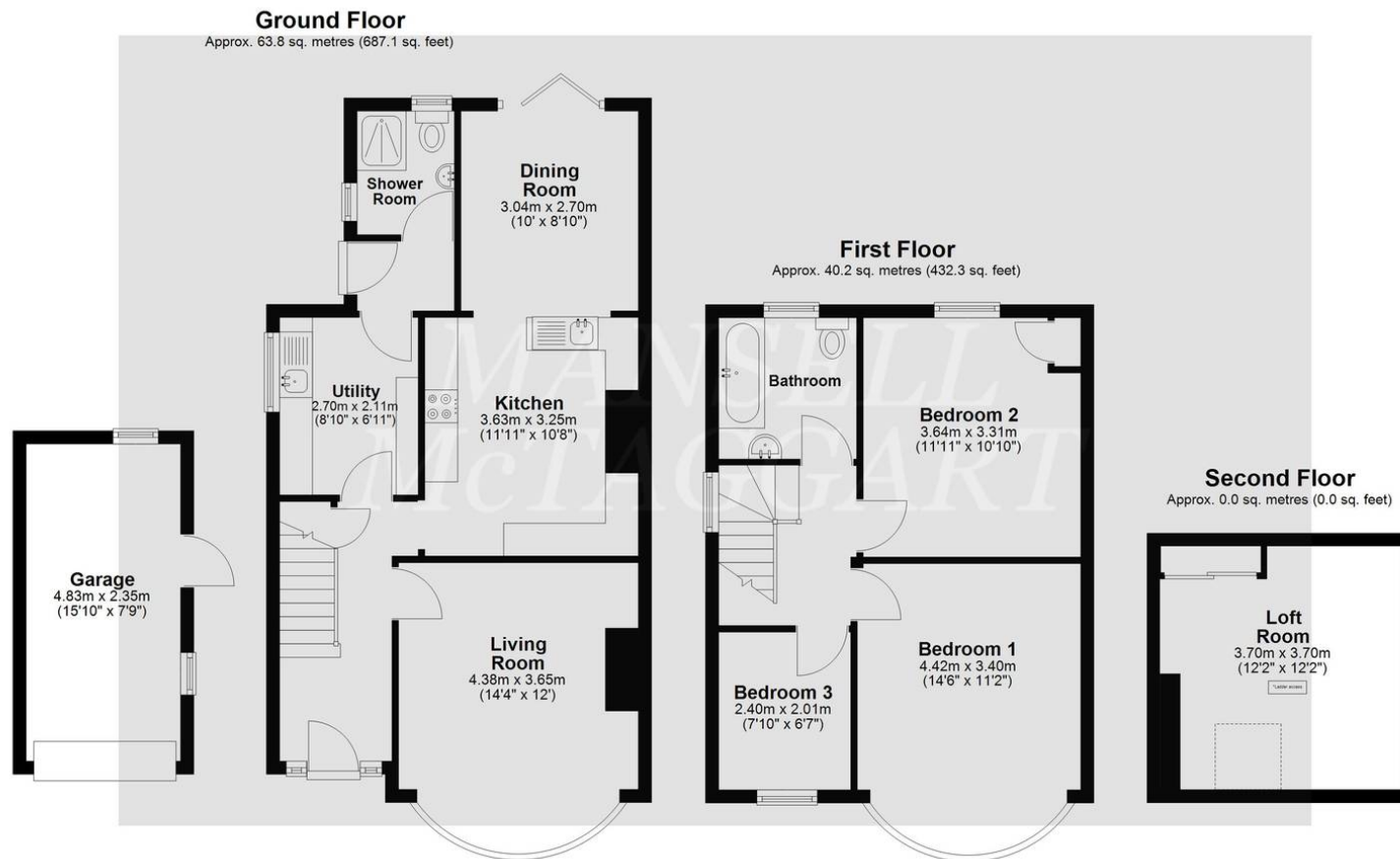
Upstairs, the landing leads to three bedrooms and the family bathroom. The principal bedroom is generously sized, accommodating a king-size bed, wardrobes, and additional furniture, and features a large bay window to match the light and airy feel throughout. Bedroom two is another spacious double with a built-in storage cupboard, while bedroom three serves perfectly as a child's room or home office. The family bathroom is fully tiled and fitted with a bath and shower over, WC, and hand wash basin.

A staircase leads to the second-floor loft room, a versatile space with built-in storage and a Velux window overlooking the rear garden.

Outside, the private, landscaped rear garden is mainly laid to lawn, bordered by mature shrubs, and includes both decking and patio areas, ideal for outdoor entertaining and relaxation.

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.





Total area: approx. 104.0 sq. metres (1119.5 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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