



Meath Green Lane, Horley, RH6 8HY



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Introducing an exceptional opportunity to acquire this extended 3 bedroom detached family home. Nestled within a sought-after location, this property boasts a myriad of features perfect for modern family living.

As you step inside, you are greeted by a spacious entrance hall that leads to a dual aspect living room, complete with a charming log burning stove and french doors that open up onto the garden. The generously sized kitchen/dining room offers ample space for entertaining and has the added benefit of a separate utility room with a boiler fitted in 2022. In addition, there is a large extra reception room with a bay window, which presents itself as a versatile space, or even a potential bedroom, with an adjoining study.

Convenience is key, with a downstairs bathroom and an upstairs shower room. The first floor comprises of two double bedrooms, both offering a dual aspect, ensuring an abundance of natural light throughout.

Situated on a fantastic size plot, this property provides ample parking for several cars, along with the added benefit of a detached garage, complete with lights, power, and a pedestrian door. Venture outside to discover a beautiful private garden featuring a large patio, a well-manicured lawn, and carefully maintained shrub beds. Moreover, an additional garden area, adjacent to the property, can be enjoyed, thanks to a granted licence.



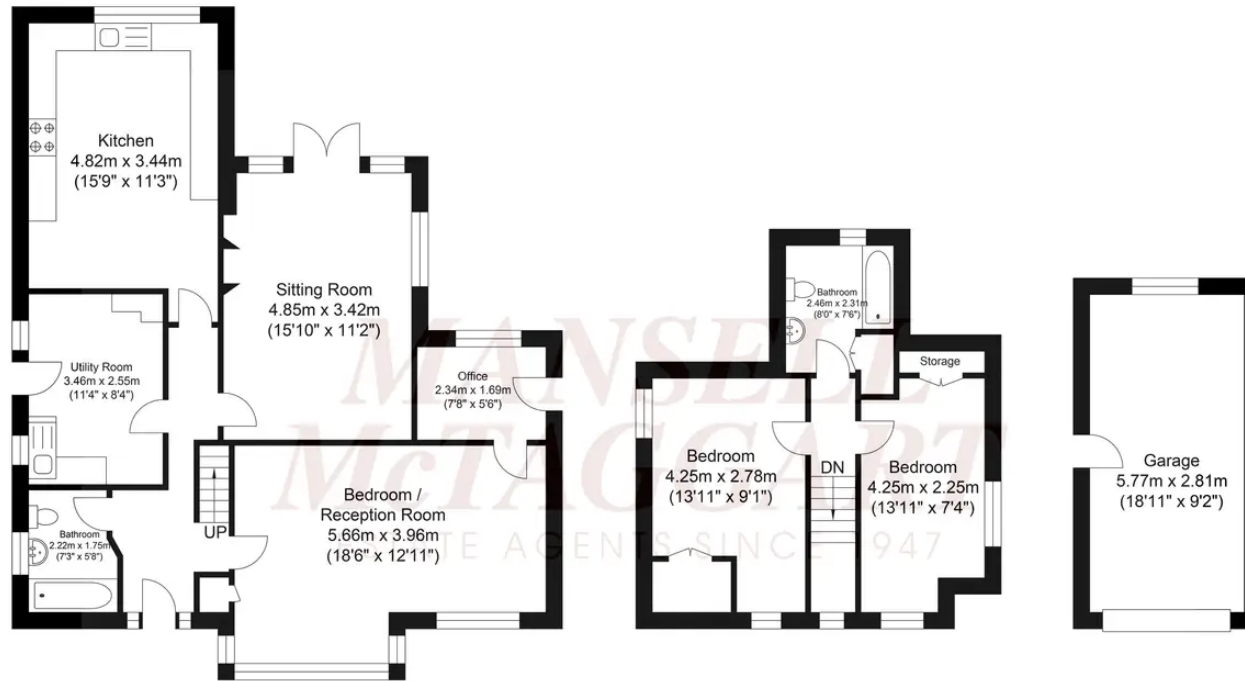
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In summary, this impeccable property captivates with its spacious interiors, extensive parking facilities, and idyllic gardens. Do not miss out on this rare opportunity to own a truly remarkable family home.

Council Tax band: E/Tenure: Freehold

- An extended 3 bedroom detached family home
- Dual aspect living room with log burning stove and french doors to garden
- Generous size kitchen /dining room and a separate utility room
- Large additional reception room or possible bedroom with a study leading off
- 2 double bedrooms on the first floor, both dual aspect, the master offering with air conditioning
- Downstairs bathroom and upstairs shower room
- Situated on a fantastic size plot with plenty of parking for several cars
- Detached garage with lights, power and pedestrian door
- Beautiful private garden with large patio, lawn and shrub beds
- Added benefit of a licence to use an additional garden to the side of the property





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 Ground Floor
 Approximate Floor Area
 853.25 sq ft
 (79.27 sq m)

First Floor
 Approximate Floor Area
 330.12 sq ft
 (30.67 sq m)

Garage
 Approximate Floor Area
 174.48 sq ft
 (16.21 sq m)

Approximate Gross Internal Area (Excluding Garage) = 109.94 sq m / 1183.38 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horley

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