



**PORTFOLIO**  
from



barnard marcus

The Crescent, Horley

£500,000

*A fabulous two/three bedroom semi-detached bungalow with a mouth watering rear garden set close to Horley town which has a good range of local facilities including a large Waitrose and Collingwood Batchellor, a thriving traditional department store.*



A fabulous two/three bedroom semi-detached bungalow with a mouth watering rear garden set close to Horley town which has a good range of local facilities including a large Waitrose and Collingwood Batchellor, a thriving traditional department store.

The property has been lovingly cared for by the current owner. The property comprises of two double bedrooms to the front both with built-in wardrobes, reception room / bedroom three with feature fire, fitted kitchen, shower room and 21ft conservatory. The conservatory overlooks the 155ft rear garden. The garden has a large patio area which is perfect for having family and friends round. The patio leads to laid lawn and three sheds. There are a number of stations that could provide direct access into London on Southern or Thameslink services. Horley to London Bridge is approximately 36 minutes and 34 minutes into Victoria, Redhill is approximately 38 minutes into Victoria and 31 minutes into London Bridge and Gatwick is approximately 30 minutes into both Victoria and London Bridge. Both the M25 and M23 motorways are easily accessible with links to London, the South coast, and the wider motorway network.



### **Hallway**

Porch into entrance hallway consisting of radiator, loft access, storage cupboard housing boiler, doors to

### **Bedroom Two**

Double glazed windows to front aspect, built-in triple wardrobes, radiator, power points and inset lighting.

### **Bedroom One**

Double glazed windows to front aspect, radiator, power points and inset lighting.

### **Shower Room**

Double glazed frosted window to side aspect, walk-in shower, wash basin with stainless steel mixer taps and vanity unit below, tiled walls, heated towel rail and inset lighting.

### Bedroom Three /Reception Room

Feature fire, built-in storage and shelving units, two radiators, power points and inset lighting.

### Kitchen

Double glazed window to side aspect, thick wood roll top work surfaces, eye and base level storage units, 4-ring gas hob with extractor hood above, part-tiled walls, space and plumbing for washing machine, tumble dryer and dishwasher, stainless steel sink with mixer tap, space for fridge/freezer, built-in oven, radiator, power points and inset lighting.

### Conservatory

Double glazed windows and door to rear, radiator and power points.

### Rear Garden

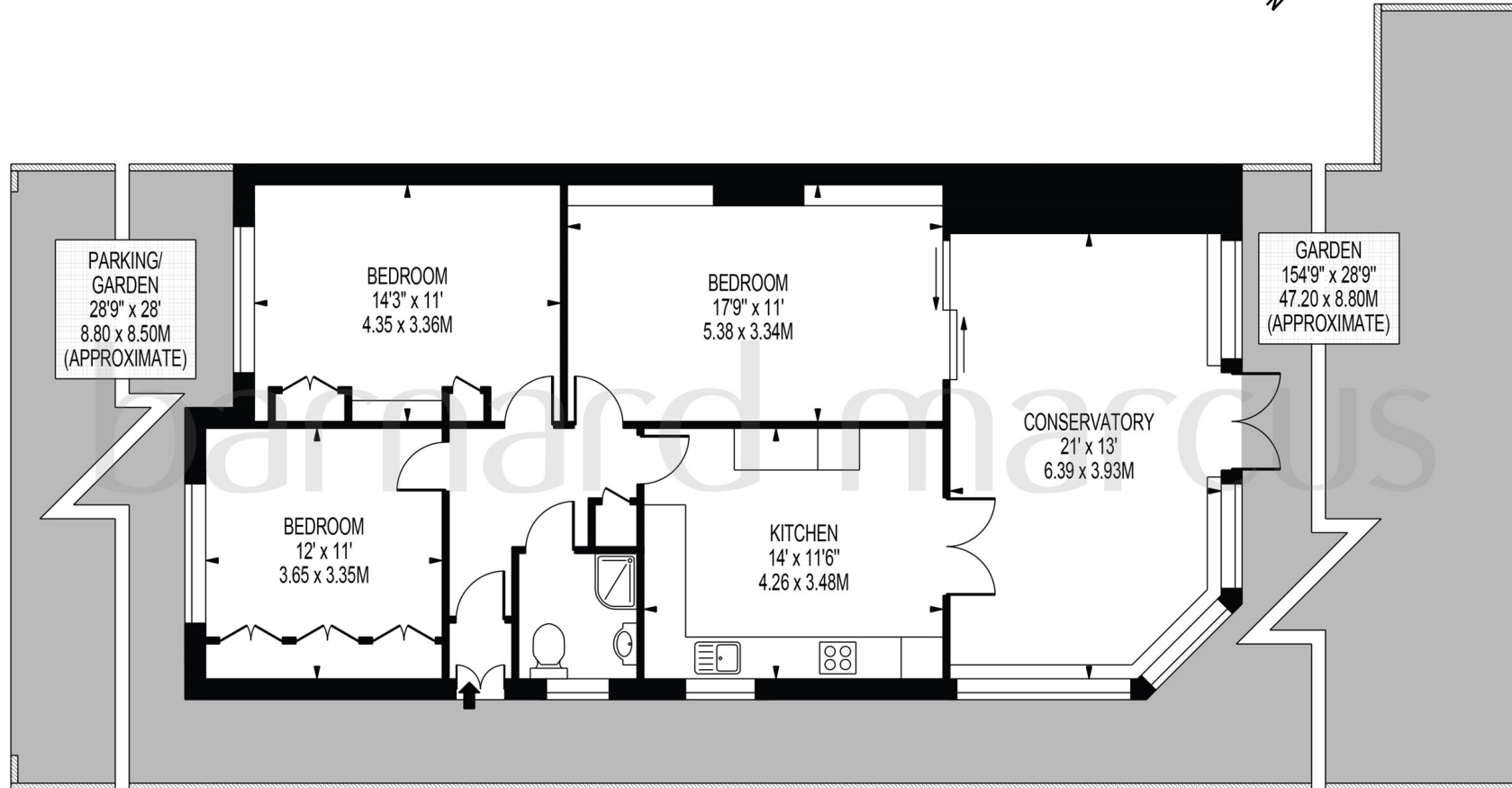
Large patio area leading to laid lawn with mature shrub borders. Three timber-built sheds and gated side access





# THE CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1052 SQ FT - 97.69 SQ M



## GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

# The Crescent

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Price

**£500,000**

- 155ft South facing garden
- Close to Horley train station and town centre
- Fitted kitchen
- Stunning conservatory

Tenure: Freehold

EPC Rating: D



To find out more information or to arrange a viewing call

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