



The Street, Charlwood Horley RH6 0BY

welcome to

The Street, Charlwood Horley

We are delighted to present to the market this substantial character home set in the heart of stunning Charlwood.

One of the most notable landmarks in Charlwood is the St. Nicholas Church, which dates back to the 11th century. The church is a Grade I listed building and features a beautiful Norman doorway, a 14th-century tower, and a 15th-century chancel. The church is still in use today and holds regular services and events for the local community.

Charlwood is also home to several pubs and restaurants, including the Half Moon Inn. Gatwick Airport is just three miles away and from here fast trains link to Brighton as well as London Victoria and London Bridge in approximately 30 minutes. The property is fabulous for any growing family with great inside and outside space.

The ground floor benefits from bay-fronted reception room, dining room, kitchen, downstairs w/c and conservatory. You have access through the dining room or conservatory to the rear garden.

Once on the first floor you have two bedrooms one with built-in wardrobes, family bathroom and separate shower room.

The staircase from the landing takes you to the third bedroom measuring 22'4 ft and the eaves storage space measuring 148 sq ft. The rear garden is south facing and offers great room for kids to run around and enjoy the outdoors. At the back of the garden the summer house measures 198 sq ft. To the side you have access to the front which has off street parking for two cars.

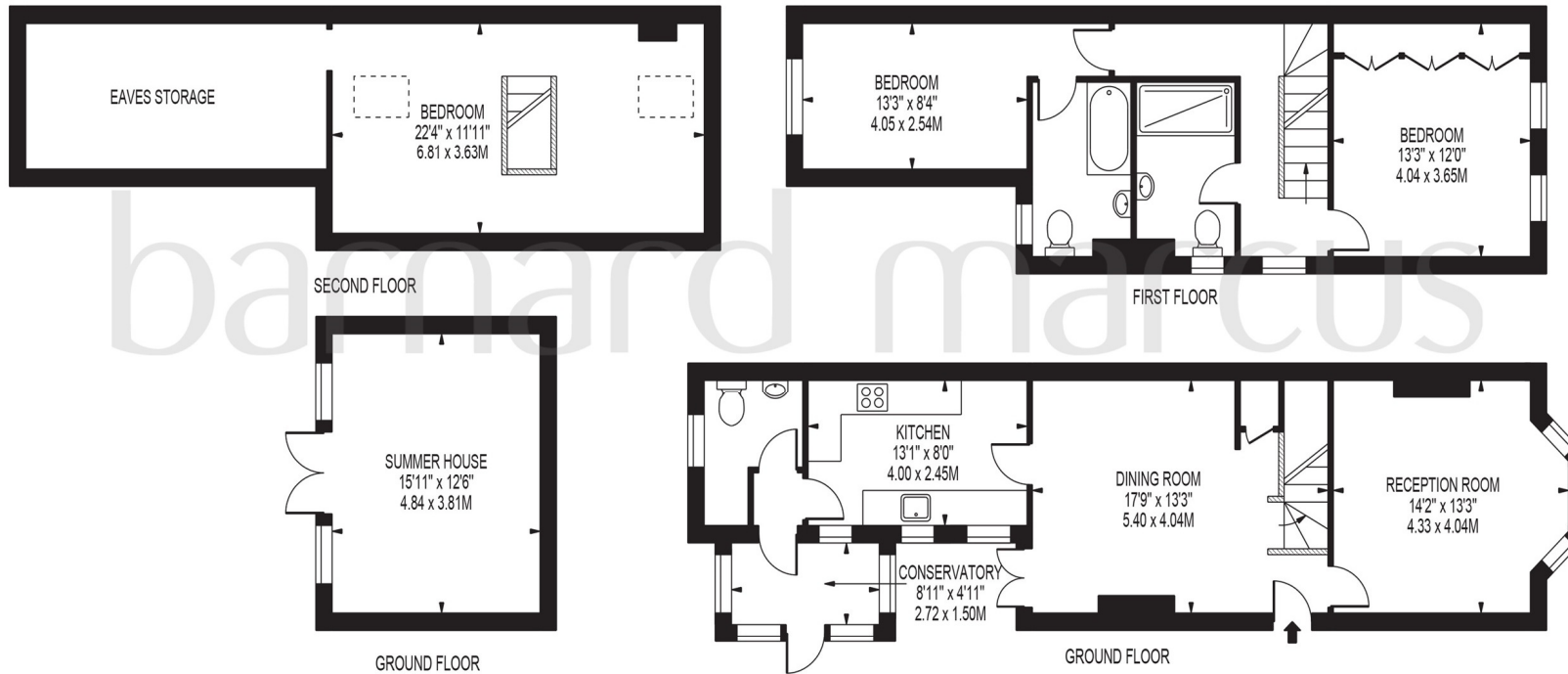


THE STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1536 SQ FT - 142.69 SQ M**
(INCLUDING EAVES STORAGE & EXCLUDING SUMMER HOUSE AREA)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: **148 SQ FT - 13.75 SQ M**

APPROXIMATE GROSS INTERNAL AREA OF SUMMER HOUSE: **198 SQ FT - 18.44 SQ M**



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.

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- Three double bedrooms
- South facing rear garden
- Downstairs w/c
- Summer house
- Driveway

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

£475,000



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Property Ref:
RDH103097 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property



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