



57





**57 WHITTAKER DRIVE, HORLEY, SURREY, RH6 9FB  
OFFERS IN THE REGION OF £784,000  
FREEHOLD**

**\*\*\* IMPRESSIVELY SPACIOUS SIX BEDROOM FAMILY HOME WITH A DRIVEWAY,  
GARAGE AND A WONDERFUL OUTLOOK \*\*\***

This detached home is located in arguably one of the best spots within the highly popular Acres development. The house is around 9 years old and has the rare benefit of being sold with no chain.

On the ground floor there is an entrance hall, a study overlooking fields, a combined WC and utility space, a lounge with a large bay window, and a generous kitchen/dining room that has direct access to the garden. On the first floor there are four double bedrooms, a family bathroom as well as an en suite shower room. Up on the top floor there is a superb principal suite that has two walk in wardrobes, and a superb en suite bathroom, with both bath and shower facilities. There is also the final double bedroom, which also has built in storage and a lovely view across green space and woodland.

Outside the house benefits from a tandem drive to the side which in turn leads to a single garage. The garage has power and light, as well as a pitched roof with scope for additional storage within the rafters.

The Acres development is well established now, and has a great community feel, with its own primary school and an assisted living complex for those of retirement age. Horley's now busy town centre can be found around a mile away, and offers a range of shops, including a Waitrose, an Aldi and the locally renowned Collingwood and Batchelor department store. In addition, there are a number of excellent food outlets and Horley also boasts a mainline train station which has services into central London.

- EXCEPTIONALLY SPACIOUS
- SIX BEDROOMS
- GARAGE
- EXCELLENT STORAGE
- COUNCIL TAX BAND: G
- LOVELY OUTLOOK
- THREE BATHROOMS
- TANDEM DRIVE
- NO CHAIN
- EPC RATING: B





**ROOM DIMENSIONS:**

**GROUND FLOOR**

**ENTRANCE HALL**

**LOUNGE**

20'3(into bay) x 11'7  
(6.17m(into bay) x 3.53m)

**KITCHEN/DINING ROOM**

25'3 x 10'3 (7.70m x 3.12m)

**STUDY**

8'2 x 6'8 (2.49m x 2.03m)

**DOWNSTAIRS WC/UTILITY**

6'2 x 5'9 (1.88m x 1.75m)

**FIRST FLOOR**

**FIRST FLOOR LANDING**

**BEDROOM TWO**

15'2 x 10'9 (4.62m x 3.28m)

**ENSUITE SHOWER ROOM**

6'11 x 4'8 (2.11m x 1.42m)

**BEDROOM THREE**

14'6 x 8'1 (4.42m x 2.46m)

**BEDROOM FOUR**

10'0 x 9'9 (3.05m x 2.97m)

**BEDROOM FIVE**

10'6 x 8'1 (3.20m x 2.46m)

**FAMILY BATHROOM**

6'10 x 6'2 (2.08m x 1.88m)

**SECOND FLOOR**

**SECOND FLOOR LANDING**

**MASTER BEDROOM**

14'7 x 8'1 (4.45m x 2.46m)

**TWO WALK IN WARDROBES**

**ENSUITE BATHROOM**

**BEDROOM SIX**

16'4 x 8'5 (4.98m x 2.57m)

**STORAGE**

9'11 x 6'9 (3.02m x 2.06m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

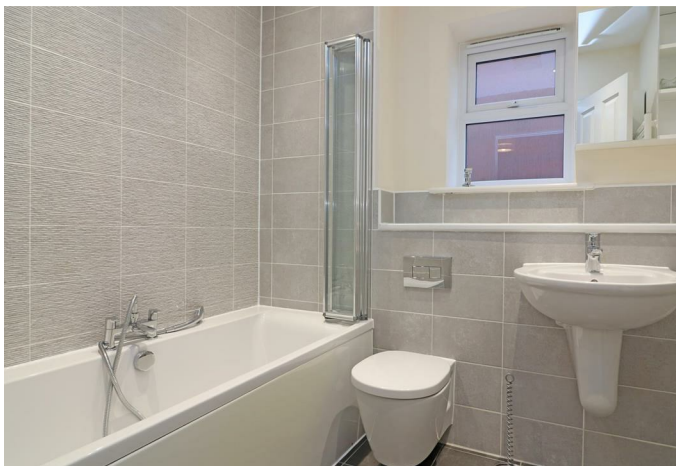
**GARAGE**

**OFF ROAD PARKING**

**REAR GARDEN**

**ESTATE CHARGE: APPROX.**

**£300 PER ANNUM**





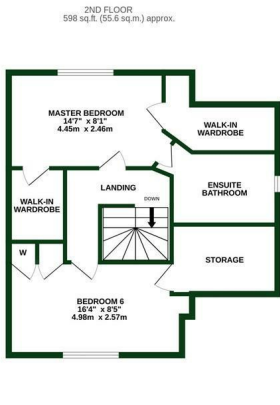
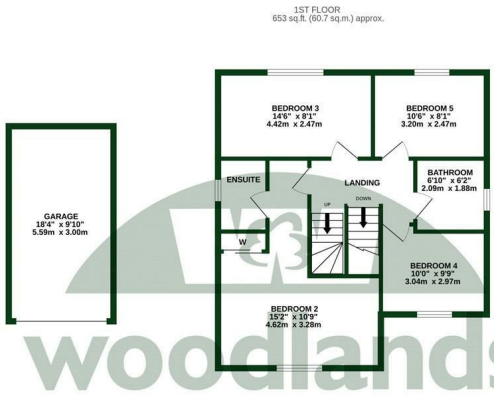
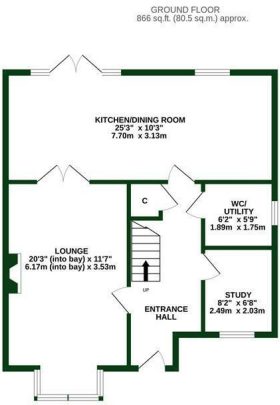


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TOTAL FLOOR AREA: 2117 sq.ft. (196.7 sq.m.) approx.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>87</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

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