



57



woodlands

**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**

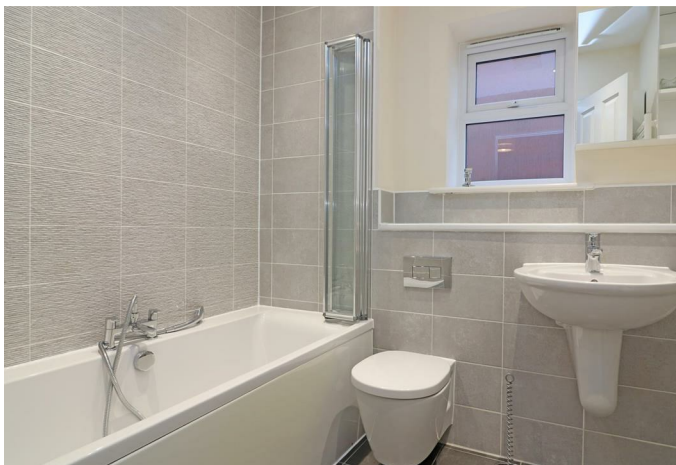
**GARAGE**

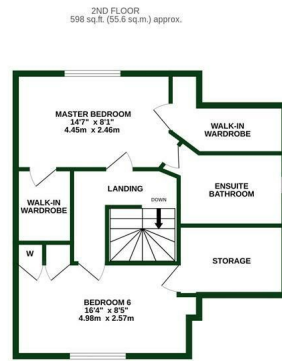
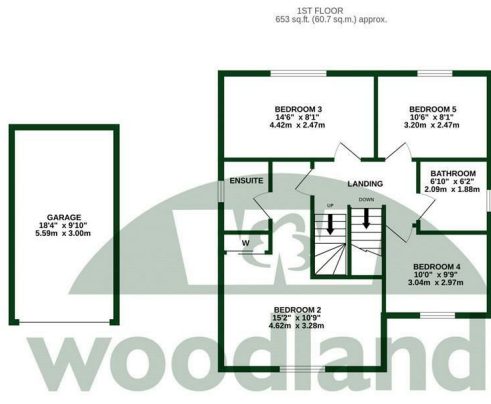
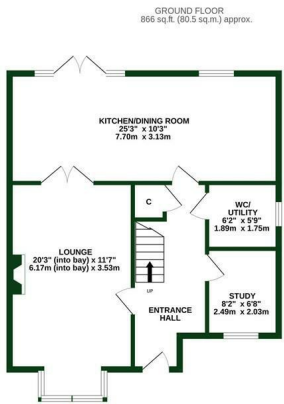
**OFF ROAD PARKING**

**REAR GARDEN**

**ESTATE CHARGE: APPROX.**

**£300 PER ANNUM**





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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

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

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