



Langshott, Horley, Surrey, RH6 9LJ

£500,000

- Four bedroom detached property
- En suite shower room to bedroom one
- Integral garage
- Downstairs cloakroom
- Two reception rooms
- Beautifully presented throughout
- Rear garden great for entertaining
- Drive way for four vehicles
- EPC rating C

Property Description

Homes Partnership is delighted to offer for sale this four bedroom detached property located in Horley. The property is beautifully presented by the current owners and the ground floor comprises an entrance hall, lounge with box bay window to the front, dining room with French doors opening to the rear garden, fitted kitchen with a door opening to the side aspect and a cloakroom. On the first floor bedroom one has an en suite shower room, there are three further bedrooms and a family bathroom. The property benefits from double glazing throughout and heating by gas to a system of hot water radiators. Outside there is a drive way to the front providing parking for four vehicles. The front garden is laid to lawn with beds filled with plants, shrubs and trees. There is an integral garage which has been partially converted. The rear garden is a great space for entertaining family and friends with a covered decked area adjacent to the property, paved patio area, tiered area of lawn and beds filled with mature plants, shrubs and trees. Located just 1.2 miles from Horley train station, this has all the local amenities close by as well as a choice of schooling. We would urge an early viewing to see if this could be the next home for you.

RECESSED PORCH Front door opening to:

ENTRANCE HALL Radiator. Stairs to the first floor. Storage cupboard. Door to integral garage. Doors to kitchen, cloakroom and:

LOUNGE 17' 4" x 11' 1" (5.28m x 3.38m) approximate. Radiator. Box bay window to the front. Opening to:

DINING ROOM 11' 1" x 8' 5" (3.38m x 2.57m) approximate. Radiator. Serving hatch from kitchen. French doors with flanking window, opening to the rear garden.

KITCHEN 11' 3" x 8' 1" (3.43m x 2.46m) approximate. Fitted with a range of wall and base level units incorporating a one and a half bowl, single drainer, stainless steel sink unit with mixer tap. Space for fridge / freezer, cooker and dishwasher. Serving hatch to dining room. Dual aspect with window to the rear and door opening to the side aspect.



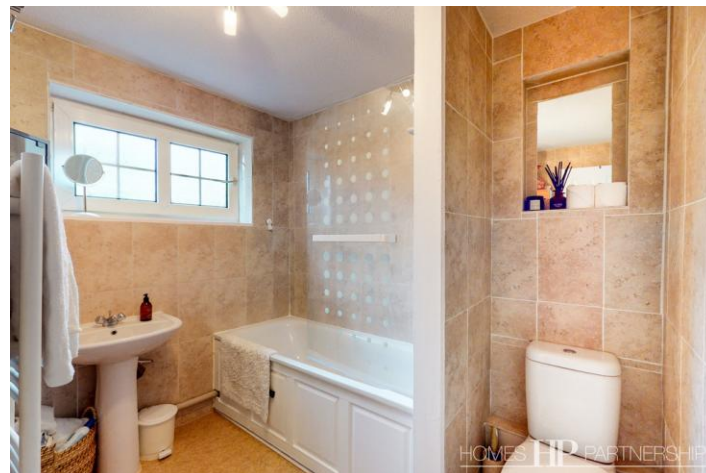


CLOAKROOM Fitted with a white suite comprising a low level WC and a wash hand basin. Wall mounted boiler. Opaque window to the side aspect.

FIRST FLOOR LANDING Stairs from the entrance hall. Hatch to loft space. Over stair cupboard. Radiator. Window to the side aspect. Doors to all bedrooms and bathroom.

BEDROOM ONE 11' 7" x 10' 6" (3.53m x 3.2m) approximate. Radiator. Fitted wardrobe / cupboard. Two windows overlooking the rear garden. Door to:

EN SUITE SHOWER ROOM Fitted with a white suite comprising a tiled shower cubicle, wash hand basin with vanity cupboard below and a low level WC. Heated towel rail. Opaque window to the side aspect.



BEDROOM TWO 11' 9" x 6' 10" (3.58m x 2.08m) approximate. Radiator. Double fitted wardrobe / cupboard. Window to the front.

BEDROOM THREE 11' 4" x 6' 11" (3.45m x 2.11m) approximate. Radiator. Window to the front.

BEDROOM FOUR 9' 2" x 8' 4" (2.79m x 2.54m) approximate. Single fitted wardrobe / cupboard. Radiator. Window overlooking the rear garden.

BATHROOM Fitted with a white suite comprising a bath with shower over, wash hand basin and a low level WC. Heated towel rail. Fully tiled walls. Opaque window to the front.

OUTSIDE

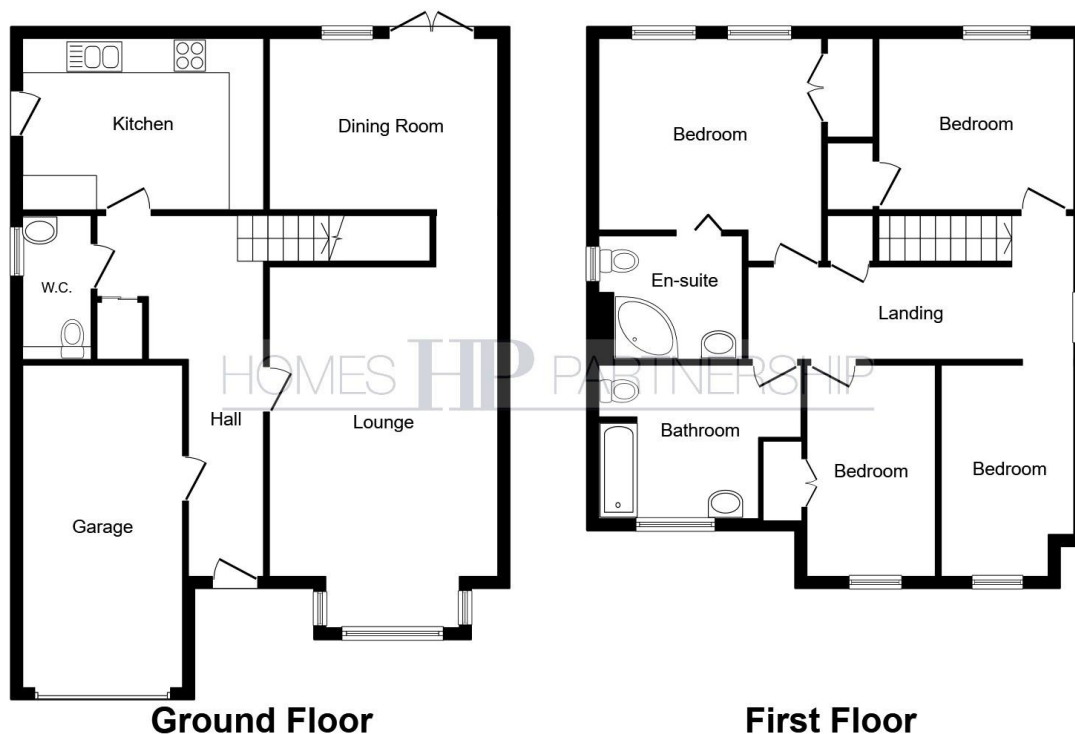
FRONT GARDEN Laid to lawn with beds filled with plants, shrubs and trees.

DRIVEWAY A block paved driveway provides parking for four vehicles.

GARAGE With up and over door. The garage has been partially converted and has a stud wall in place which could be easily removed. Door to entrance hall.

REAR GARDEN This is a great space for entertaining family and friends with a covered, decked area adjacent to the property, a paved patio area and the remainder being a tiered area of lawn with beds stocked with mature plants, shrubs and trees. External water tap. Double power socket. Enclosed by fence with gated side access.





This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Vendor's comments

We moved here because of the fantastic location close to amenities and at the same time in a safe, quiet area. Langshott has always been considered a great place to raise a family, with plenty of green spaces available to enjoy the countryside and unwind at the weekends and it hasn't let us down. Another consideration was the good quality local schools and proximity to quick rail services to the Airport, London & Brighton. We also now have a local, regular & reliable bus service to the local station, Horley, Gatwick Airport & Crawley! We have loved it here and it been a wonderful family home for 26 years!

44 High Street, Crawley,
West Sussex, RH10 1BW

www.homes-partnership.co.uk
01293 529999
info@homes-partnership.co.uk

HOMES **HP** PARTNERSHIP

USEFUL INFORMATION

MAINS SERVICES

Gas / Electric / Water / Drainage

TRAVELLING TIME TO STATIONS

Horley By car 6 mins On foot 23 mins - 1.2 miles
(source google maps)

AREA INFORMATION

Horley is located in the county of Surrey, south of the towns of Reigate and Redhill, however it lies virtually on the West Sussex county border and Crawley and Gatwick airport are close by. Horley mainline railway station provides round the clock links to London and the town qualifies as a commuter town and it has a significant economy of its own. There is plenty of schooling with one secondary school, three primary schools, two junior schools and two infant schools. The town has its own football club, Horley Town FC and plenty of other sports clubs including cricket, hockey, tennis, bowls and rugby. There is a relatively long high street and the town has plenty of shops, restaurants, pubs and supermarkets. Served by Metrobus bus routes connecting with Redhill, Crawley, East Grinstead and Gatwick Airport, Horley is a great town to live in and caters for all needs.

TENURE

Freehold

COUNCIL TAX BAND

E £2,583

NB: The banding of a dwelling which has had improvements which increase its value cannot be re-banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.

SERVICES TO PURCHASERS: As part of our service we will offer to introduce you to our preferred suppliers for conveyancing, surveys, removals, insurance and/or mortgages and we hereby declare that we may receive referral fees for any services arranged as a result of our introduction. How much we receive varies but typically this is as follows: Mortgages & insurance £100 - £250 | Surveys - £100 | Removals 5% of cost | Conveyancing £100 - £250. Suppliers generally pay referral fees to all introducers for marketing services.

