



# Blunden Way, Horley

Offers In Excess Of £525,000







“

Living in this special house has been an absolute joy — it's a warm, welcoming home filled with light, comfort and happy memories. We have treasured living in the wonderful community that Westvale is and hope the next owners love living here just as much as we have.

”



A beautifully presented three-bedroom semi-detached home, ideally located on the sought-after Westvale Park development.

The downstairs of the property welcomes you with a spacious front-aspect kitchen/dining room, featuring a range of integrated appliances and generous worktop space. To the rear, a bright and airy living room enjoys views over the garden, with patio doors opening directly onto a landscaped outdoor area. This property also benefits from a large storage cupboard as well as a downstairs cloakroom.

Upstairs, the property offers three generously sized bedrooms, ideal for growing families or buyers looking to downsize, without compromising on quality of living. The principal bedroom benefits from both built-in storage and a contemporary en-suite shower room, while the remaining bedrooms are serviced by the main family bathroom.

Externally, the home boasts a private driveway, garage, and well-maintained front garden. The rear garden is a real highlight – great for get-togethers, with a spacious patio and raised deck that's perfect for outdoor dining, and unwinding with family and guests.

Positioned just a short stroll from open countryside, this home offers the perfect balance of semi-rural living for families, with an excellent local primary school situated within the development. With convenient bus links into both Redhill and Reigate town centres and Gatwick airport within easy reach, this is the perfect home for commuters seeking a balance of town and country living.



## Need to know

- Situated on the ever-popular Westvale Park Development with access to local amenities and transport links
- Three generous bedrooms flooded with natural light
- Garage and private driveway
- Perfect layout for entertaining or relaxing
- Landscaped rear garden with seating area
- A well-performing primary school and nursey located within the development
- Countryside and nature walks on the doorstep
- EPC Rating - B
- Council Tax Band - E



## Interested?

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Blunden Way, Westvale Park, Horley

Total Area: 99.7 m<sup>2</sup> ... 1073 ft<sup>2</sup> (excluding garage)

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 RALPH JAMES