



## Perrylands, Charlwood, Horley, RH6 0BL

Welcome to this charming semi-detached house located in the picturesque village of Charlwood, Horley. This property boasts a delightful blend of character and modernity, making it a perfect place to call home.

Upon entering, you are greeted by two inviting reception rooms, offering ample space for entertaining or relaxing with loved ones. The property features three spacious bedrooms, providing a comfortable and peaceful retreat for the whole family. With a refitted bathroom to cater to your needs, convenience is at your fingertips.

This older property has been lovingly maintained and is in excellent condition throughout, ensuring a hassle-free move-in experience. The double-storey extension at the rear of the house adds valuable living space, perfect for creating new memories with family and friends.

Parking will never be an issue with space for up to four vehicles and a garage, a rare find in this charming village setting. The replacement windows not only enhance the property's aesthetic appeal but also contribute to energy efficiency.

Situated on a corner plot, this home offers privacy and a sense of space, allowing you to enjoy the tranquillity of village life. With easy access to Gatwick and surrounding towns, you can effortlessly explore the beauty of the countryside or the convenience of urban amenities.

Don't miss this opportunity to own a piece of village charm with all the modern comforts you desire. Book a viewing today and envision the endless possibilities this property holds for you and your family.

**£535,000 Freehold**

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- Extended 3 bedroom Semi Detached House
- Study / Utility Room
- Driveway & Garage
- Refitted Kitchen & Bathroom
- Gas Radiator Heating
- EV charging Point
- Living Room / Dining Room
- Corner Plot Garden

Entrance Hall

Cloakroom

Living Room

21'5" x 11'10" (6.53 x 3.62)

Kitchen

8'6" x 7'9" (2.61 x 2.38)

Utility Room / Study

12'7" x 9'2" (3.85 x 2.80)

Stairs to first floor Landing

Bedroom 1

14'2" x 9'6" (4.33 x 2.90)

Bedroom 2

15'4" x 9'0" (4.69 x 2.75)

Bedroom 3

11'3" x 10'3" (3.45 x 3.14)

Bathroom

Outside

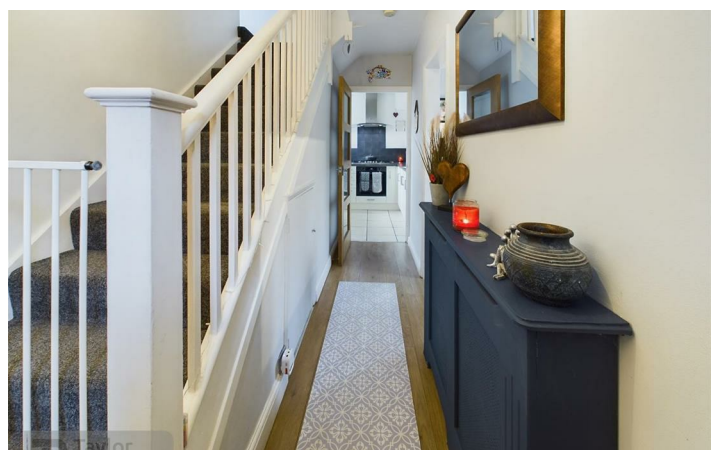
Corner Plot Rear Garden

Garage

Driveway

## Council Tax Band: D





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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	