



Primrose Avenue, The Drive, Horley

Guide Price £300,000 – £325,000



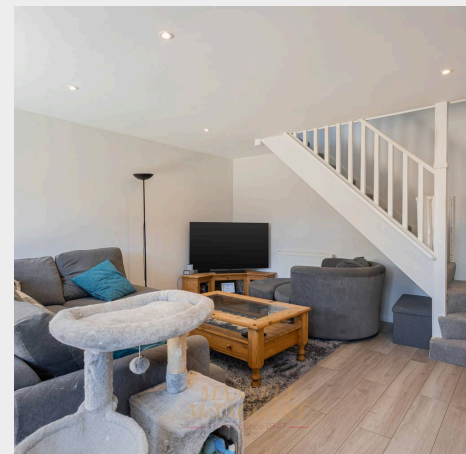
**MANSELL
McTAGGART**
— Trusted since 1947 —



- Three bedroom home
- Five minute walk to Horley train station
- Considerably modernised throughout
- Open plan living
- Fifteen minute walk to Gatwick Airport
- Ideal for first time buyers
- Council Tax Band 'C' and EPC 'tbc'

A well presented, three bedroom terraced home which has been considerable modernised by the current owners and is ideal for first time buyers.

Situated within a five minute walk of Horley train station and within 15 minutes walk of Gatwick Airport this conveniently located home briefly comprises: Entrance hall leading directly into the open plan living/dining room and fitted kitchen. On the first floor a master bedroom with fitted wardrobe; two further well proportioned bedrooms and a family bathroom with separate W.C completes the living accommodation. Externally, the property is accessed via a path leading to the front door and the Westerly aspect, low maintenance rear garden is directly accessible from a sliding door onto the patio with the rest being laid to lawn. Further benefits include outside storage cupboard to the front, partially boarded loft with ladder access, a garden shed with power and two allocated parking spaces.

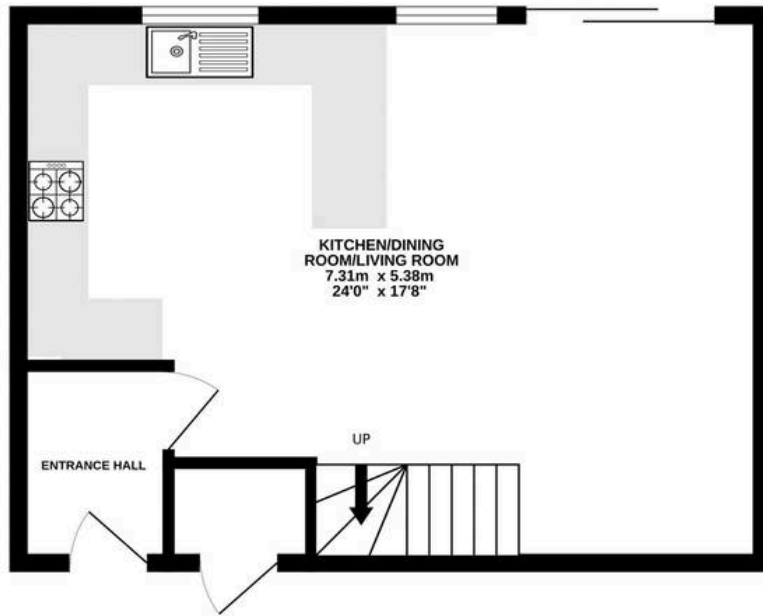


Location

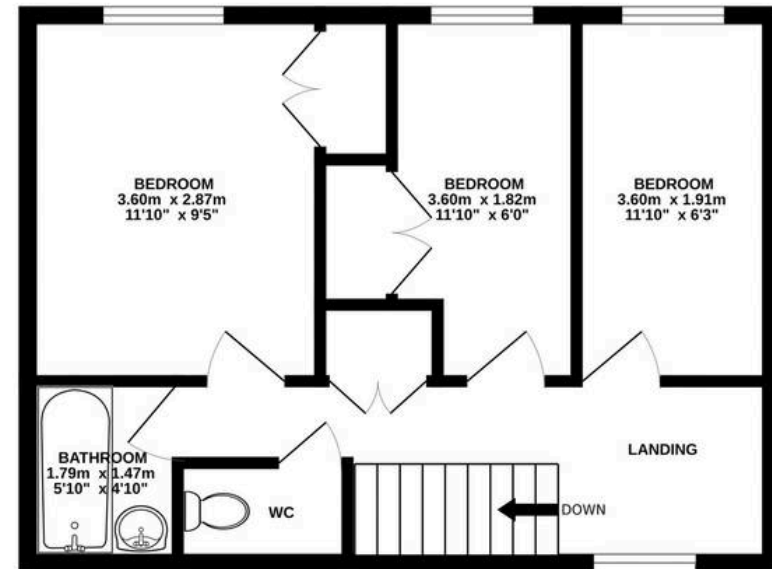
Located midway between London and Brighton, the town of Horley lies south of the twin towns of Reigate and Redhill and north of Gatwick Airport and Crawley. The mainline station provides a regular train service to London and the South Coast. There is easy access to the M23 and A23 and the town is also linked to Redhill, Gatwick and Crawley via the Fastway bus service. A shopping centre, post office, library, variety of restaurants, leisure centre and recreation grounds can all be found within the local area. Nursery, primary and secondary schools are located across the town.



GROUND FLOOR
39.3 sq.m. (423 sq.ft.) approx.



1ST FLOOR
39.3 sq.m. (423 sq.ft.) approx.



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McTAGGART**
TOTAL FLOOR AREA: 78.7 sq.m. (847 sq.ft.) 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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