



15 PEPPIATT CLOSE, HORLEY, SURREY, RH6 9FR

**£750,000
FREEHOLD**

Perfectly balanced family home, with ample parking, a double garage and a superb outlook.

Located in a quiet corner of The Acres, a highly desirable development that sits only a mile from Horley town centre and mainline train station, this two storey house offers an impressive amount of space.

Downstairs there is generous entrance hall, with storage built in under the stairs, and a cloakroom. You have two rooms to the front, one of which functions as a study, the other being ideal for a playroom or additional bedroom. At the rear there is a spacious living room, with large bi-folding doors to the garden and a door to an impressive, kitchen/dining space, which is dual aspect and also has bi-folding doors to the garden. Off the kitchen there is a handy utility room, which has a side door to the driveway and a door to the playroom. On the first floor you have a good size landing with a built in airing cupboard. There are four double bedrooms, a family bathroom, and an en-suite shower room to the second bedroom. The dual aspect, principal suite comprises a dressing room and a four piece bathroom, with some lovely views from the bedroom.

Outside you have a driveway with ample parking for four cars, beyond which there is a detached, double garage, with twin up and over doors, a pedestrian access door from the garden, as well as power and light. The rear garden is a low maintenance space, measuring around 40ft in width and 30ft in depth, with a sunny, southerly aspect.

The Acres boasts a number of well kept green spaces, one of which this house overlooks. In addition there is a very handy Nisa Local within 300 yards, and also Trinity Oaks Primary School.

Horley town centre, with its range of shops, restaurants and bars, is only a mile away, and you also have direct trains to central London and Gatwick on offer from Horley Station.

- **SUPERB LOCATION AND OUTLOOK**
- **LARGE LOUNGE**
- **STUDY AND PLAYROOM/BED 5**
- **TWO ENSUITES**
- **COUNCIL TAX BAND: G**
- **FOUR DOUBLE BEDROOMS**
- **SPACIOUS KITCHEN/DINING ROOM**
- **FAMILY BATHROOM**
- **DOUBLE GARAGE AND PARKING**
- **EPC RATING: B**





ROOM DIMENSIONS:

ENTRANCE HALL
14'3 x 9'2 (4.34m x 2.79m)

CLOAKROOM
4'11 x 3'10 (1.50m x 1.17m)

LOUNGE
16'11 x 11'11 (5.16m x 3.63m)

KITCHEN/DINING ROOM
21'5 x 14'5(max) (6.53m x 4.39m(max))

UTILITY ROOM
7'5 x 5'3 (2.26m x 1.60m)

PLAYROOM
11'7 x 8'3 (3.53m x 2.51m)

STUDY
9'3 x 7'3 (2.82m x 2.21m)

FIRST FLOOR

LANDING

BEDROOM ONE
13'10 x 11'10 (4.22m x 3.61m)

DRESSING ROOM
10'4 x 6'0 (3.15m x 1.83m)

ENSUITE SHOWER ROOM

BEDROOM TWO
11'5 x 10'6 (3.48m x 3.20m)

ENSUITE SHOWER ROOM
8'11 x 3'9 (2.72m x 1.14m)

BEDROOM THREE
12'0 x 10'10 (3.66m x 3.30m)

BEDROOM FOUR
11'2 x 9'6 (3.40m x 2.90m)

FAMILY BATHROOM
7'0 x 6'5 (2.13m x 1.96m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

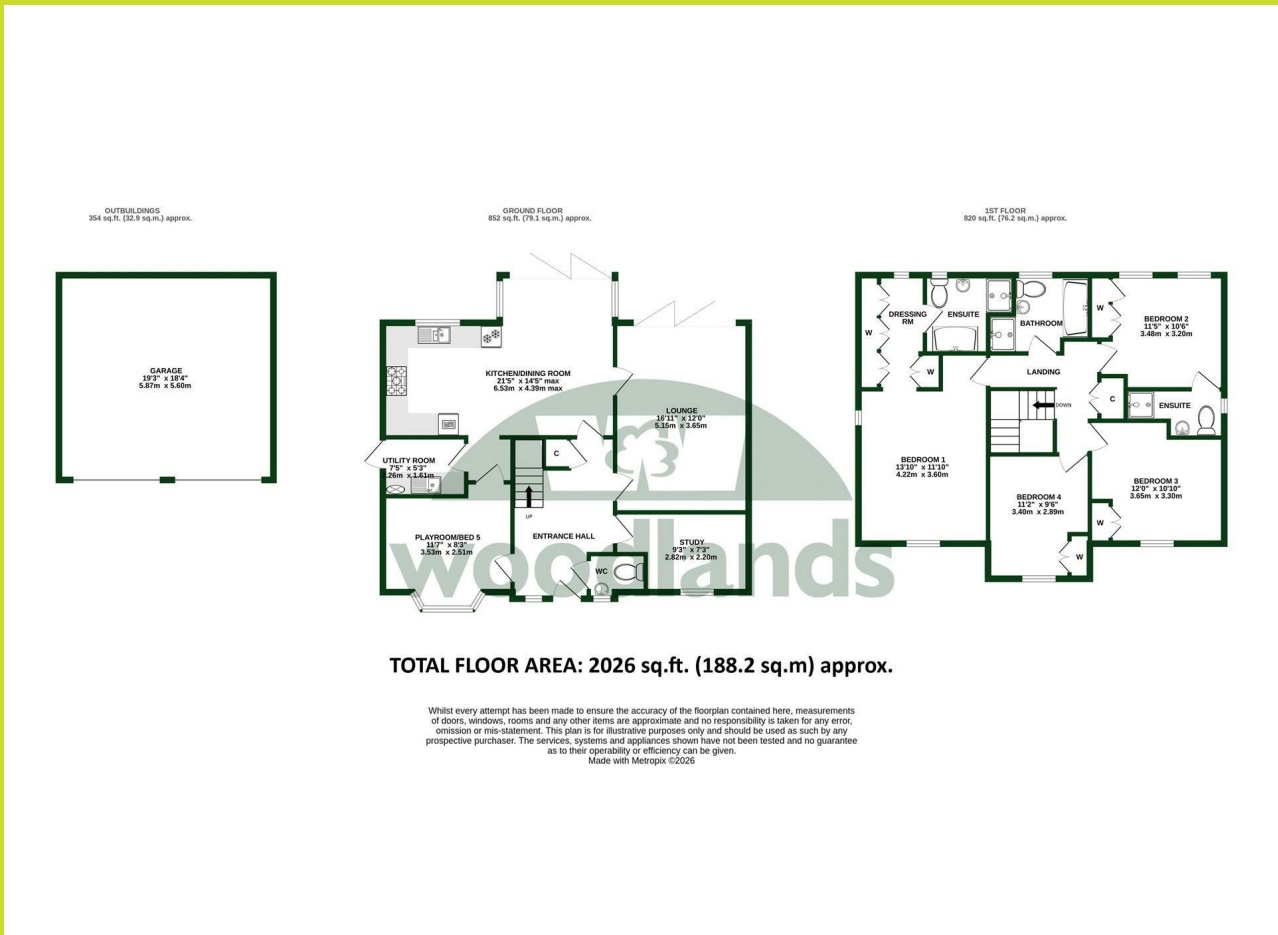
REAR GARDEN

OFF ROAD PARKING FOR 4 CARS

GARAGE
19'3 x 18'4 (5.87m x 5.59m)

ESTATE CHARGE: £178 PER ANNUM





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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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