



Yew Tree Road, Charlwood, Horley

£500,000



**MANSELL
McTAGGART**
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- 2 Double bedrooms
- Detached bungalow
- Tandem garage with electric door
- Driveway parking for multiple vehicles
- Well presented throughout
- Excellent potential for extension and remodelling (STPP)
- Popular village location
- Equidistant to Horley, Reigate & Crawley towns, transport links, shops and walks
- Gas central heating with combi boiler
- Council Tax Band 'E' and EPC 'D'

A well presented 2 double bedroom detached bungalow with a private and secluded rear garden and tandem garage, located in the ever popular village of Charlwood. Perfectly located, this home offers the village lifestyle, with local village halls, shops, pubs and walks however is within close proximity of Horley, Reigate and Crawley town centres, Gatwick Airport, transport links and amenities.

Heading down a peaceful cul-de-sac, the home is nestled away, immediately met by its multi-vehicle driveway, electric door to tandem garage and attractive lawned area. Entering, you are greeted by an entrance hall with access to all rooms, storage cupboard and loft. The kitchen is in good decorative order, with a host of wall and base units, freestanding appliances, serving hatch and door to garage.



The living/dining area is a bright and airy room, with ample space for multiple sofas, dining table and freestanding furniture, with French doors to the rear garden. Both bedrooms are comfortable double rooms, housing beds, freestanding furniture, and benefitting from fitted storage cupboards. The shower room houses appropriate sanitaryware and is finished to white suite. There is a separate cloakroom.

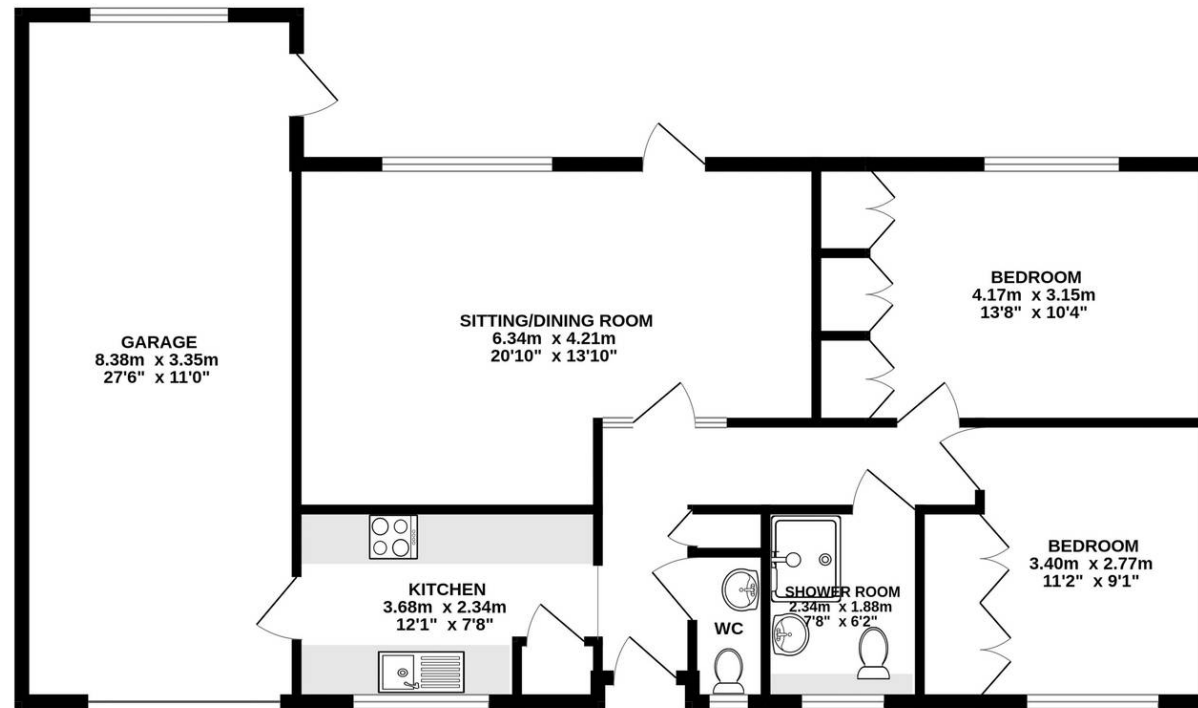
Outside, there is a private and secluded garden with no immediate neighbours overlooking. There is a host of mature trees, walled pond, shrubs and flowerbeds surrounding completed with a well proportioned patio area, side access and storage area. The garage is a superb addition, currently used for storage, however had plans drawn for a conversion into an annexe offering superb potential (STPP).

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
100.6 sq.m. (1083 sq.ft.) approx.



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TOTAL FLOOR AREA: 100.6 sq.m. (1083 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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