



Dene Close, Horley

Offers in Region of **£500,000**



**MANSELL
McTAGGART**
— Trusted since 1947 —



- Three well proportioned bedrooms
- Semi-detached
- Partially converted garage
- Fantastic potential for extension and improvement (STPP)
- Refitted bathroom
- Lovely corner plot boasting a large private rear garden
- Open plan kitchen/dining room
- Close proximity to Horley town centre, transport links, Gatwick Airport, schools and amenities
- Located on a quiet close
- Council Tax Band 'D' and EPC 'D'

A well-presented three-bedroom semi-detached family home, situated on a generous corner plot and boasting a superb garden, a brand-new kitchen and excellent potential for extension and further improvement (STPP). The property is located in a quiet close within the popular Meath Green area, within close proximity of Horley town centre, transport links, Gatwick Airport, excellent local schools and popular amenities.



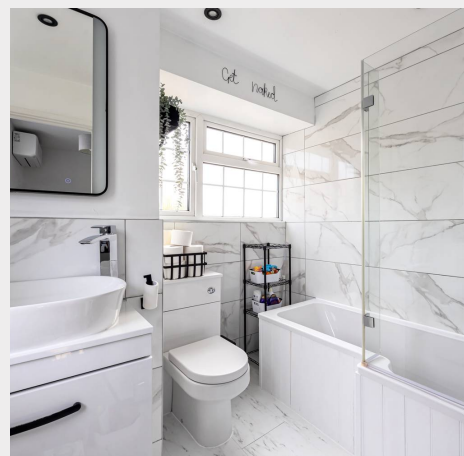
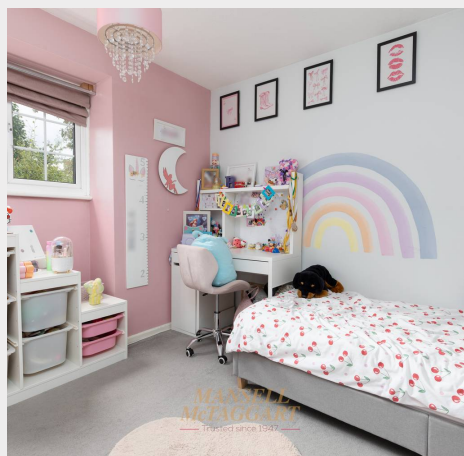
Approaching the property along a quiet close, the house is tucked away in the far corner. To the front is a driveway providing parking for multiple vehicles.

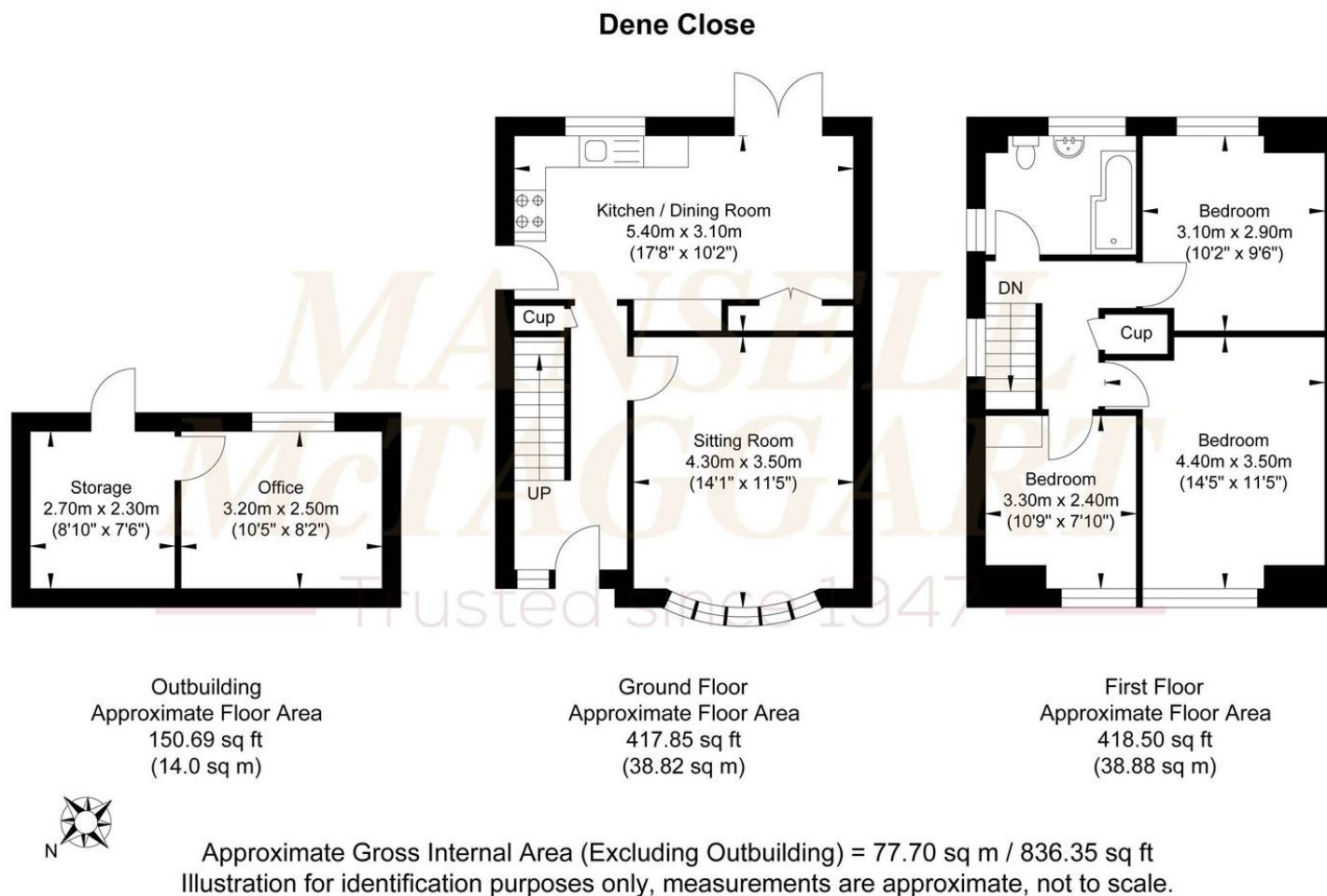
Upon entering, you are greeted by a spacious hallway with ample room for shoes and coats, providing access to the living room, kitchen/dining room and stairs ascending to the first floor. The living room is bright and airy, with plenty of space for multiple family sofas and any additional freestanding furniture.

The generous kitchen/dining room has recently been fitted with a brand-new kitchen, comprising a range of modern wall and base units, ample worktop space and room for fitted and freestanding appliances. There is also space for a six-to-eight-person dining table. French doors open onto the rear garden, while an additional door and window create a dual aspect and continue the bright and airy feel of the property. This space also offers excellent potential to be extended, which could be comfortably accommodated by the large rear garden (STPP).

Upstairs, the landing benefits from a window to the side and provides access to all three bedrooms, the family bathroom, a storage cupboard and the loft. Bedrooms one and two are well-proportioned double rooms with space for king-size beds and additional furniture, while bedroom three is a generous single room. The family bathroom has been refitted and is now fully tiled, comprising modern sanitaryware.

Outside, the property benefits from a lovely private rear garden. Enhanced by its corner-plot position, the garden is a fantastic size and is mainly laid to lawn, with a newly laid patio adjoining the property. There is ample space to accommodate either a side or rear extension, subject to the necessary planning permission. A partially converted garage which is currently arranged as a useful office and separate storage area, gated side access to the garden and a door leading into the main residence.





Mansell McTaggart Horley

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