



Maynard Drive, Horley

Guide Price £600,000 - £650,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- 4 double bedrooms
- Partially converted garage into office/games room
- Driveway parking for multiple vehicles
- Bright and spacious living room
- Open plan living/dining room
- Utility room and en-suite
- Private corner plot
- Landscaped garden
- Popular residential area of Westvale Park
- Ideally located close to Horley and Reigate towns, transport links, schools and amenities
- Council Tax Band 'F' and EPC 'B'

Introducing this beautifully presented 4 double bedroom detached family home, situated within the ever popular Westvale Park development in Horley. Offering stylish and well-proportioned accommodation throughout, along with a separate games room/outbuilding and a landscaped rear garden, the property is ideally suited to a growing family looking for a modern home in a convenient residential location.

Upon entering the property, you are welcomed into a bright and spacious entrance hall, which sets the tone for the rest of the home and provides access to the open plan kitchen/dining room, living room, cloakroom, large storage cupboard and stairs to first floor. The living room is positioned to one side and offers a comfortable, well-proportioned living space, finished in a contemporary style with French doors opening directly onto the rear garden. A particular feature of the home is the spacious kitchen/dining room, which is perfectly set as a social space for everyday living and entertaining.



The kitchen is fitted with a modern range of units, contrasting work surfaces, a central island and breakfast bar seating, with room for a dining table. Dual aspect windows flood natural light into the room, while the adjoining utility room provides excellent additional storage and appliance space. A stylish ground floor WC completes the ground floor accommodation.

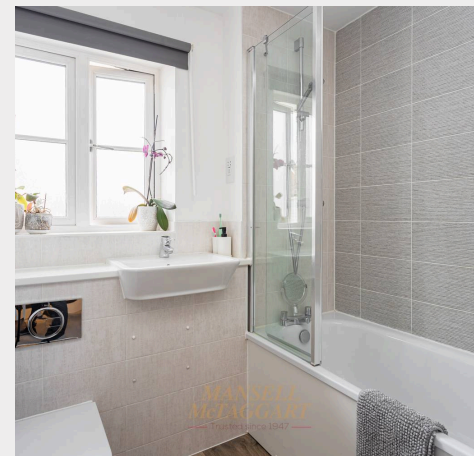
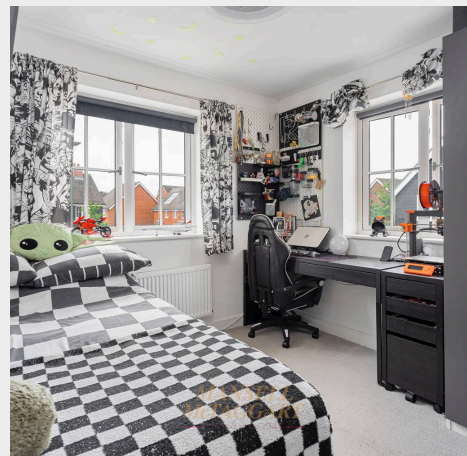
Heading to the first floor, the property offers 4 well-proportioned bedrooms. Bedroom 1 is a generous room with a stylish decorative finish and access to an en-suite shower room. The remaining bedrooms are all able to accommodate either double beds or small double beds, and are served by a modern family bathroom. You also have a large storage cupboard and loft storage available.

Externally, the rear garden has been attractively landscaped with low-maintenance artificial lawn, paved seating areas and a decked entertaining/barbeque space. The garden is enclosed by a walled boarder and well arranged for outdoor dining, relaxing and family use. A standout feature is the separate games room/outbuilding, currently arranged as an impressive leisure and entertaining space, with easy use as a home office with doors opening onto the garden. The property also benefits from driveway parking to the side, with roof-mounted solar panels visible to the exterior.

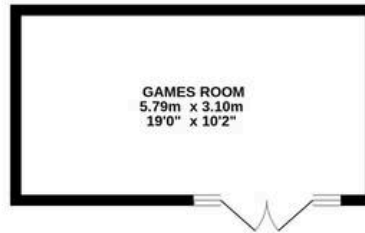
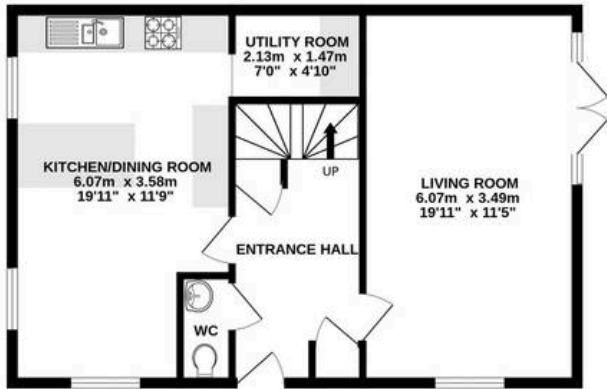
Westvale Park is a popular modern development on the outskirts of Horley, offering convenient access to local amenities, open spaces and transport links. Horley & Reigate town centres, Horley train station and Gatwick Airport are all within easy reach, making the location well suited to families and commuters alike.

An internal viewing is highly recommended to fully appreciate the presentation, layout, garden and additional outbuilding space this home has to offer.

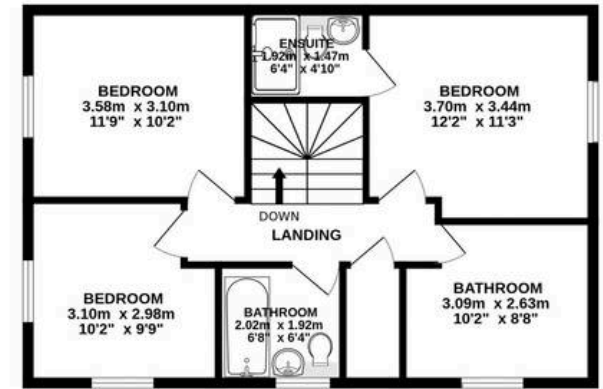
Agents Note - There is an annual service charge of £270. This information should be confirmed by your solicitor.



GROUND FLOOR  
73.7 sq.m. (794 sq.ft.) approx.



1ST FLOOR  
55.8 sq.m. (601 sq.ft.) approx.



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TOTAL FLOOR AREA: 129.5 sq.m. (1394 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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## Mansell McTaggart Horley

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