



Elson Road, Horley

Guide Price £400,000 – £415,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- Well proportioned 2 double bedroom end of terrace home spanning circa 800sqft
- ideal location nestled away on the edge of Westval Park, close to walks and viewpoints
- Allocated parking
- Private garden
- Open plan living accommodation
- Modern décor throughout
- Stylish kitchen with integrated Siemens appliances
- Close proximity to local parks, Reigate, Horley, schools transport links and Gatwick Airport
- Council Tax Band 'D' and EPC 'B'

A beautifully presented 2 double bedroom end of terrace home, built in 2022 by Fabrica to an high specification, spanning circa 800sqft, benefitting from an open plan living accommodation, private garden, parking and modern décor throughout in the popular Westvale Park with the remainder of its NHBC warranty. The home is within close proximity to Horley & Reigate towns, transport links, schools, parks and Gatwick Airport. The home is also well positions at the edge of the estate, a stones throw away from countryside walks and viewpoints.



On approach, you are met by the tastefully designed frontage and small garden. Entering, a hallway leads to the cloakroom, stairs to first floor and open plan living accommodation.

The cloakroom benefits from a w/c and wash hand basin. Continuing to the open plan living accommodation, which is a bright and airy room, there is ample space for a family sofa and a 6+ person dining table. Here also houses the modern kitchen with a host of wall and base units, fitted and freestanding appliances and ample work space. There is also a large storage cupboard and French doors to the rear garden.

Upstairs, there are 2 generously proportioned rooms and the family bathroom. Both bedrooms can comfortably house double beds and furniture, overlooking the front and rear respectively. The family bathroom is also finished to a high specification, with all expected sanitaryware available and minoli tiles.

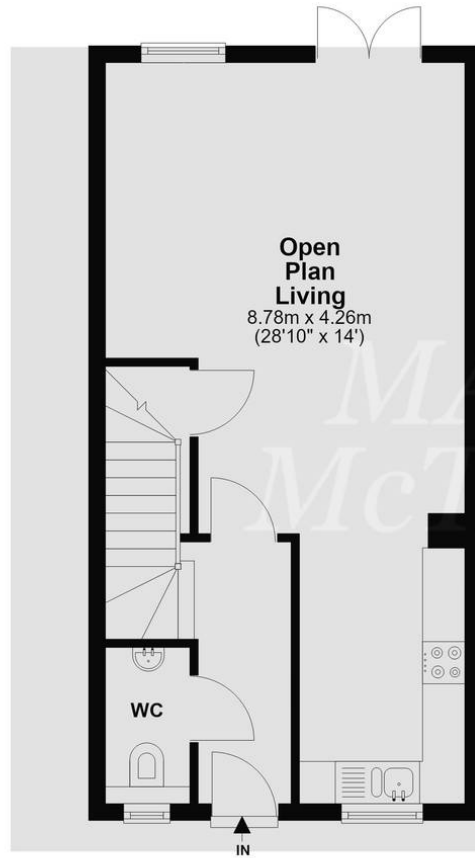
Outside, to rear, there is a private garden enclosed by wood panel fencing and a side gate for access and leads to the allocated parking.

Internal viewings advised to appreciate the specification and modern accommodation available.



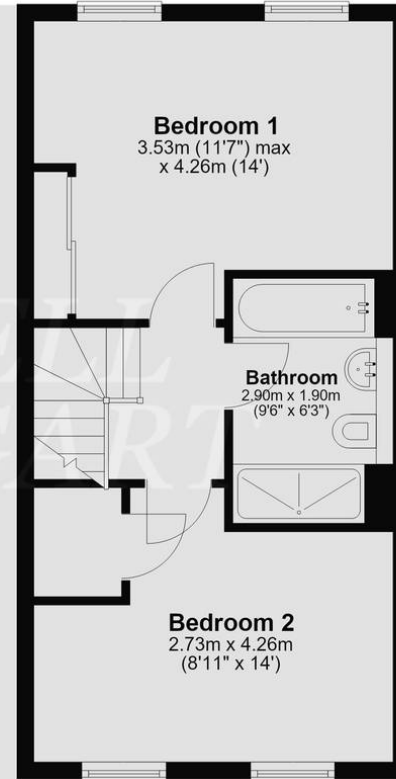
Ground Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.6 sq. feet)



Total area: approx. 74.7 sq. metres (804.2 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.

Plan produced using PlanUp.

Mansell McTaggart Horley

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