

Spiers Way, Horley

Guide Price £475,000 - £495,000

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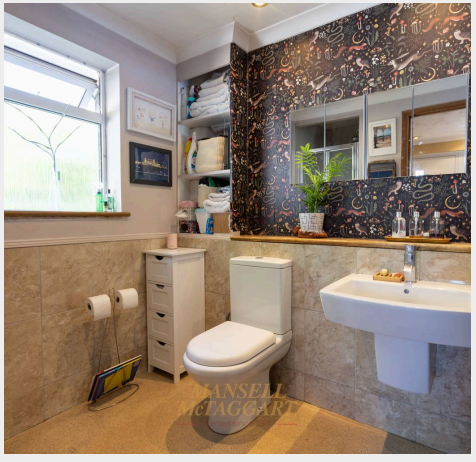


- Three/four-bedroom semi-detached chalet bungalow
- Close proximity to Horley town centre, station and local amenities
- Good-sized plot with gardens to two sides
- Large front driveway for multiple vehicles, separate side driveway and two garages
- Spacious living room opening into a conservatory/dining room
- Kitchen/breakfast room leading onto the garden's decking area
- Ground-floor shower room and first-floor bathroom
- First floor bedroom with en-suite and study area
- Mature gardens offering a large degree of privacy, summer house and shed
- Scope to improve and extend, subject to planning permission
- Council Tax Band 'D' and EPC 'C'

Conveniently situated close to Horley town centre, train station and local amenities, this three/four-bedroom semi-detached chalet bungalow offers flexible accommodation arranged over two floors. Set on a good-sized plot with gardens to two sides, generous parking and two garages, the property presents an excellent opportunity for buyers looking for a home they can adapt and improve over time.

The entrance hall provides access to the principal ground-floor rooms. The spacious living room offers plenty of space for comfortable seating, with a fireplace forming a focal point. An open connection to the conservatory/dining room brings additional natural light into the living space and creates a sociable layout for everyday use and entertaining. The conservatory enjoys views over the garden, with double doors opening outside.

The kitchen/breakfast room is fitted with white wall and base units, complemented by wood-effect work surfaces and patterned splashbacks. There is space for a breakfast table, while a door leads directly onto the garden's decking area, providing a convenient connection for outdoor dining. Two bedrooms are positioned on the ground floor, served by a separate shower room. This arrangement offers flexibility for buyers seeking ground-floor sleeping accommodation or those wishing to use a bedroom as an additional reception room.

Upstairs, there is a further bedroom, a bathroom and a separate room currently arranged as a study, offering flexibility for occasional bedroom use. Velux windows bring natural light into the upper-floor accommodation.

A particular feature is the outside space, with gardens extending to two sides of the property. The garden containing the summer house is bordered by mature shrubs and trees, providing a large degree of privacy and an appealing setting for relaxing or gardening. A covered decked seating area offers space for outdoor dining, while a separate shed provides useful storage.

To the front, a large driveway provides parking for multiple vehicles. A separate driveway is positioned to the side, currently behind one of the garages. The two garages offer further parking or storage options, complementing the generous outside space.

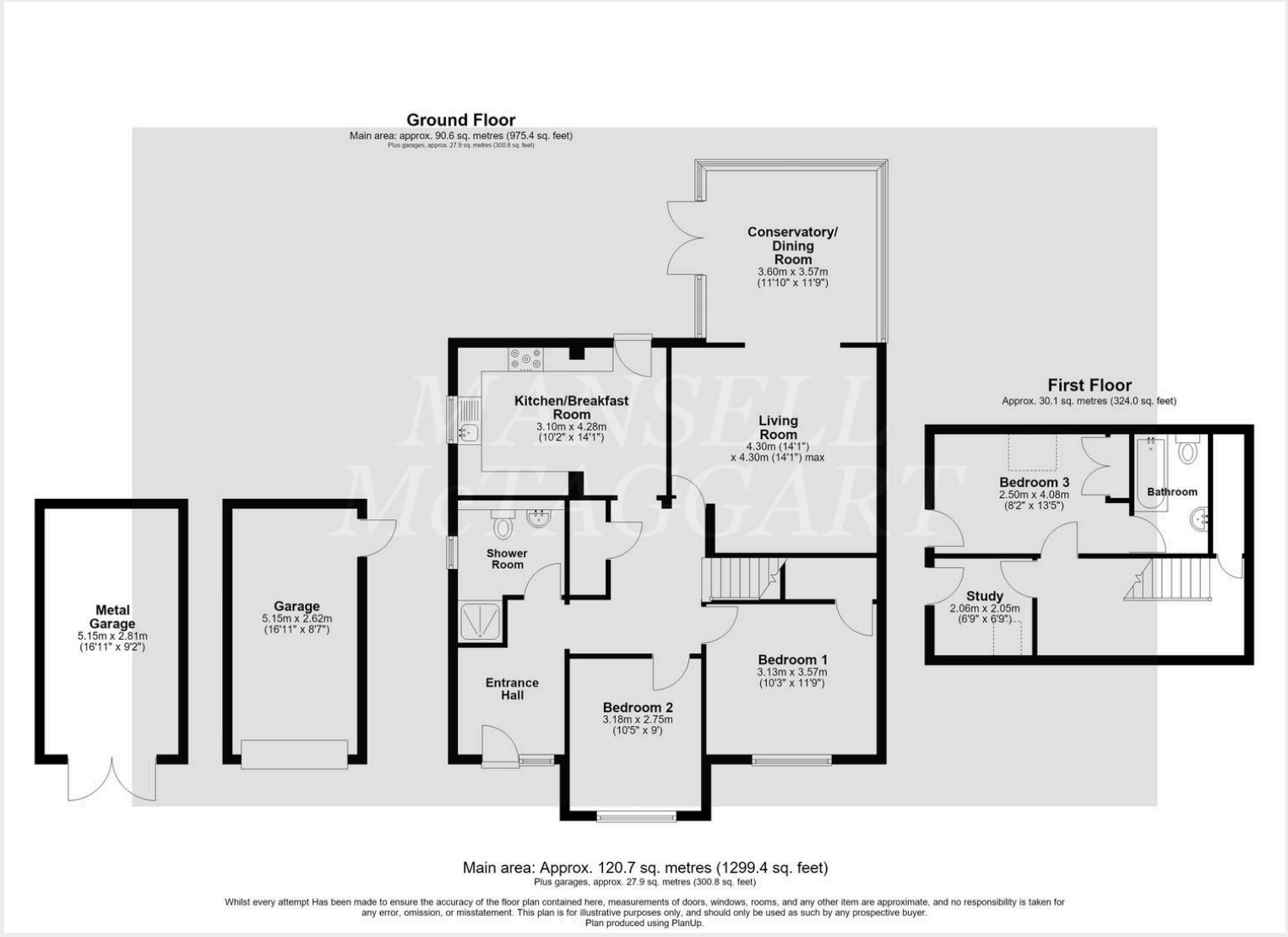
The plot also provides scope to explore an extension, subject to planning permission and the necessary approvals, alongside opportunities to update the existing accommodation. With Horley town centre, the station, Gatwick Airport is ten to fifteen minute walk away, and everyday amenities close by, the property combines a convenient location with versatile living space and established gardens.











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