



Benhams Drive, Horley

Offers in Region of **£700,000**



**MANSELL
McTAGGART**
— Trusted since 1947 —



- Beautifully extended family home
- Stunning modern kitchen/dining/family room
- 6 well-proportioned bedrooms
- Versatile self contained annexe with income potential
- Large rear garden ideal for families and entertaining
- Spacious living room with bespoke fitted storage
- Two toilets and annexe has en-suite shower
- Driveway parking for multiple vehicles
- Popular residential location close to schools and amenities - Excellent transport links nearby
- Move-in ready throughout
- Council Tax Band 'E' and EPC 'C'

A substantial six-bedroom family home with self-contained annexe suite accommodation currently generating a generous monthly rental income and extension to rear to create a stunning open-plan living accommodation whilst enjoying a generous rear garden. The home is located in the popular Benhams Drive, within close proximity of Horley town centre, transport links, Gatwick Airport, schools (Meath Green catchment area) and amenities.

Upon approach to the home, you have driveway parking available for multiple vehicles with an electric car charger, side access to the garden, and entrance to the home itself. Entering, a welcoming entrance hall leads to the living room, storage cupboards and extended open plan kitchen/dining room. The living room is of a good size with ample space for freestanding furniture and benefits from a feature fireplace. To the rear, you have the heart of the home. An impressive and extended kitchen/dining room. Finished in a contemporary style with a host of modern wall and base units, fitted and freestanding appliances and quartz work surfaces over. This bright and sociable space is perfect for modern family life and entertaining alike, with direct access onto the rear garden via bi-folding doors and skylights flooding the room with light.



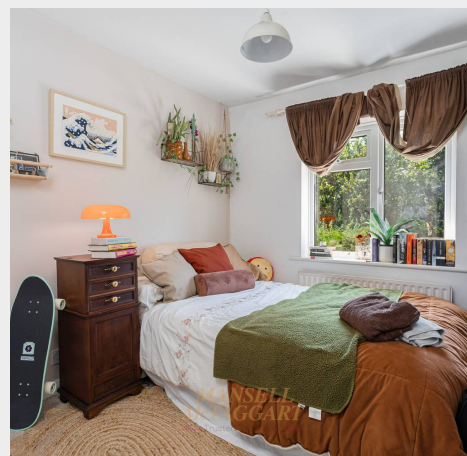
Upstairs, the property offers 5 well-proportioned bedrooms, all served by a modern family bathroom and separate WC, making the layout ideal for growing families. With further potential/remodelling available to add en-suites or additional showers.

Externally, the generous rear garden provides an excellent space for children to play and summer entertaining, with a large patio leading onto an extensive lawn. The garden has been landscaped to incorporate multiple different atmospheres within to enjoy the peaceful nature of the garden and surprising privacy.

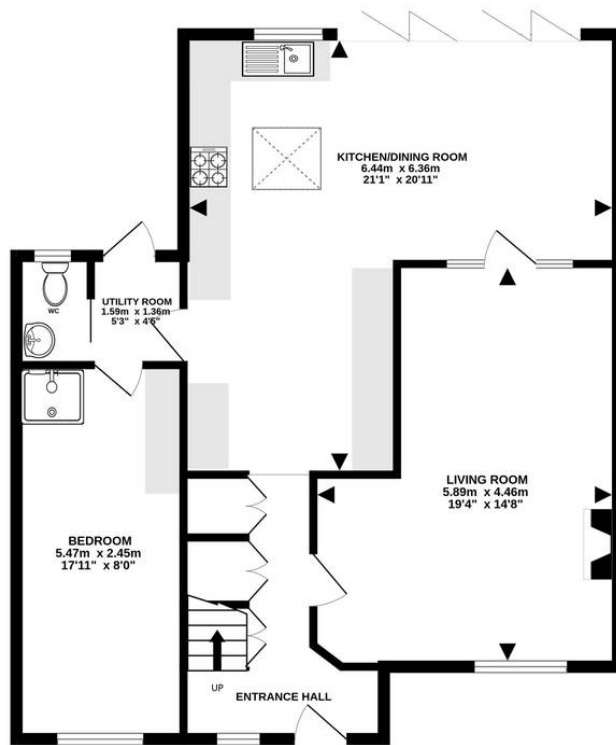
A particular feature of the property is the self-contained annexe suite with its own entrance, shower room and WC. Currently let under a tenancy agreement and generating a generous monthly income. The accommodation offers buyers a valuable income stream whilst retaining flexibility for multi-generational living, guest accommodation, home working or independent family occupation.

Location

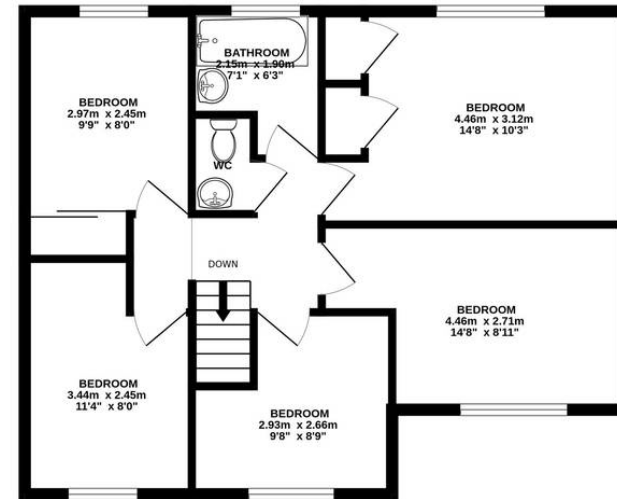
Located midway between London and Brighton, the town of Horley lies south of the twin towns of Reigate and Redhill and north of Gatwick Airport and Crawley. The mainline station provides a regular train service to London and the South Coast. There is easy access to the M23 and A23 and the town is also 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
78.8 sq.m. (848 sq.ft.) approx.



1ST FLOOR
58.0 sq.m. (624 sq.ft.) approx.



TOTAL FLOOR AREA : 136.8 sq.m. (1472 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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