



The Coronet, Horley

In Excess of **£475,000**



**MANSELL
McTAGGART**
— Trusted since 1947 —



- 3 well proportioned bedrooms
- Semi-detached family home
- Driveway & large tandem garage
- Beautiful corner plot with large rear garden
- Superb potential for extension & improvement (STPP)
- Complete onward chain
- Popular location off the Balcombe Road
- Close proximity to Horley town, train station, Gatwick Airport, schools and amenities
- Council Tax Band 'E' and EPC 'D'

An excellent opportunity to obtain a 3 bedroom semi-detached family home on a superb corner plot and offering scope for vast extension and improvement (STPP), in a small cul-de-sac off the Balcombe Road. The home is ideally located within close proximity to Horley train station, town centre, Gatwick Airport, shops, schools and amenities.

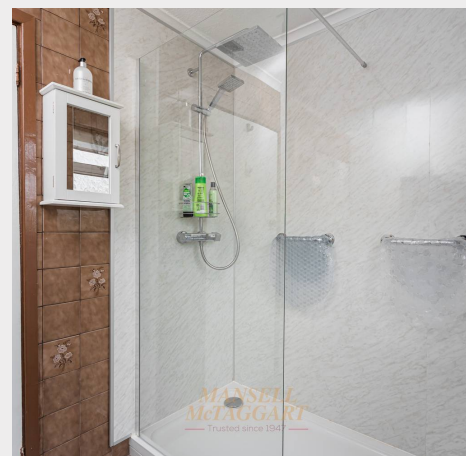
Upon approach to the home, you will see the large green to front and road leading to the home. You are met with a driveway with parking for multiple vehicles, up and over door to tandem garage, side access and door into the home. Entering, a spacious hallway offers space for shoes and coats, with doors to the open plan living/dining room, kitchen and stairs to first floor. The living/dining room is a bright and airy room with ample space to accommodate multiple large family sofas, 6+ person dining table and any freestanding furniture. You also have sliding doors overlooking the wonderful rear garden, and large window to front.



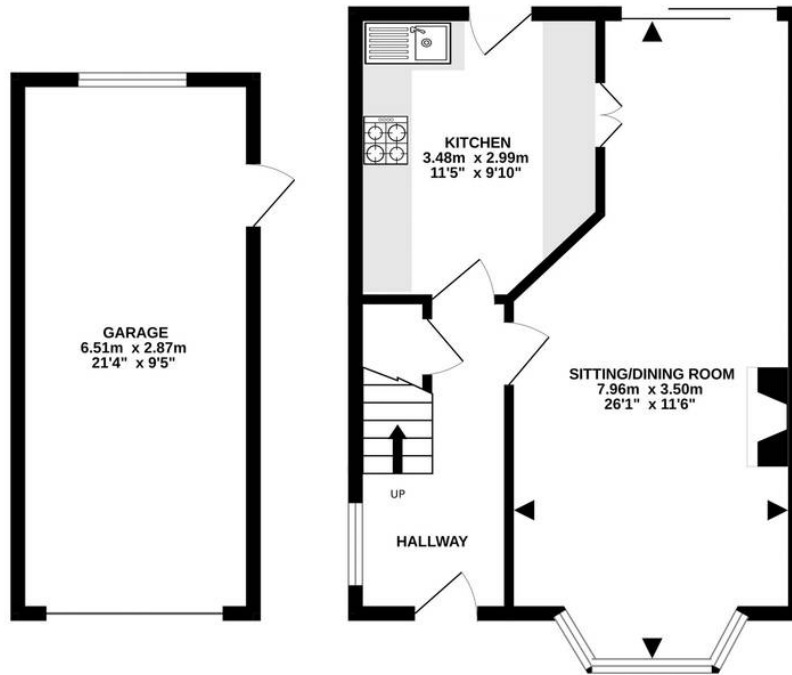
The kitchen is in need of some modernisation, however in perfectly working order. There is a host of wall and base units, space for appliances, ample work surfaces and a door to the garden. The downstairs is prime for a large extension to rear such as an open plan kitchen and bi-folding doors which is easily accommodated in the sizable garden (STPP).

Upstairs, a spacious landing gives access to all 3 bedrooms, family bathroom, storage cupboard and loft. A common remodel is done on these styles incorporating the storage cupboard into the bathroom to increase its size. There is currently a separate w/c and shower room. Bedrooms 1 and 2 are equally generous rooms easily able to house king size bed and furniture both benefitting from fitted wardrobes. Bedroom 3 is a good size single, with space for a bed and furniture, or perfect for a home office.

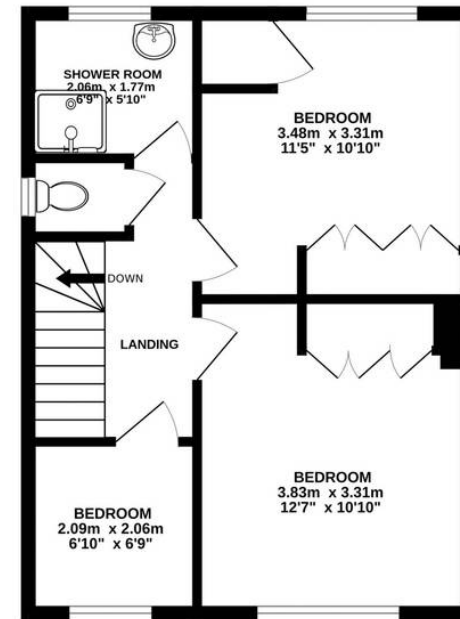
Outside is a real highlight to the home, being a corner plot it is a very generous size boasting a wonderful large area laid to lawn, a variety of mature trees, shrubs and flowers and a patio area. It is also surprisingly private with no immediate rear neighbours overlooking. The home also has a large side access meaning an extensive list of possibilities with Side, rear and even potential loft conversions subject to relevant permissions.



GROUND FLOOR
58.6 sq.m. (631 sq.ft.) approx.



1ST FLOOR
39.1 sq.m. (421 sq.ft.) approx.



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TOTAL FLOOR AREA: 97.7 sq.m. (1051 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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