



Chesters, Horley

Guide Price £400,000 – £425,000



**MANSELL  
McTAGGART**  
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- 3 bedrooms upstairs
- NO CHAIN
- 2 versatile downstairs spaces as further bedrooms or reception rooms
- Semi-detached
- Detached garage
- Private garden
- Downstairs shower room
- Popular residential area of Meath Green
- Council Tax Band 'D' and EPC 'C'

A well proportioned and versatile 3 bedroom semi-detached family home, with further downstairs bedrooms or reception room, offering flexible living accommodation in the popular Meath Green area. The home is offered to the market with NO CHAIN and is within close proximity of Horley town centre, Gatwick Airport, schools and amenities.

On approach to the home, there is a private front garden, with trees and shrubs, side access to garden and door to the property.

Inside, a hallway gives access to the living room/ bedroom, remodelled and refitted kitchen/breakfast room and stairs to first floor.

The living room/ bedroom is a versatile space, previously used as a bedroom fitting a king size bed and furniture or living room furniture. The room also benefits from a large window to front allowing in lots of natural light.



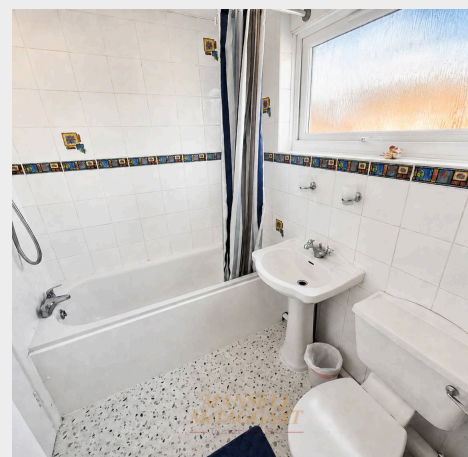
The kitchen has been remodelled and refitted, there are recently fitted storage units and ample workspace available, space for a table and chairs, alongside a side door. There are also doors to the downstairs shower room and dining room/ further bedroom. The rear has been extended, again used as a bedroom with space for a double bed and furniture, however equally well set as a further living or dining space to suit individual needs. The room also benefits from doors to the rear garden.

Upstairs is a familiar layout, with 2 large double bedrooms and a smaller single room, completed by the family bathroom.

Outside, there is a low maintenance garden, mainly laid to lawn with a patio abutting the property.

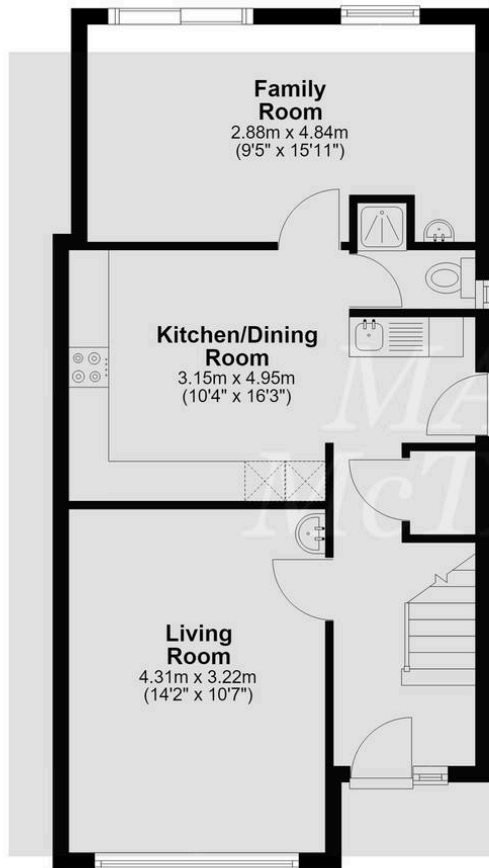
### Location

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.



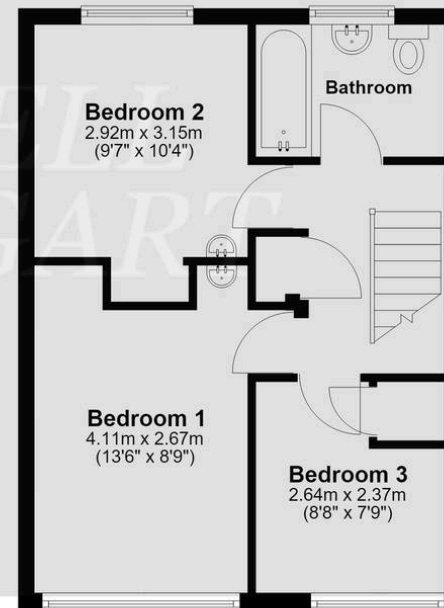
### Ground Floor

Approx. 50.4 sq. metres (542.1 sq. feet)



### First Floor

Approx. 36.7 sq. metres (394.5 sq. feet)



Total area: approx. 87.0 sq. metres (936.6 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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