



Lumley Road, Horley

Guide Price £675,000 – £700,000



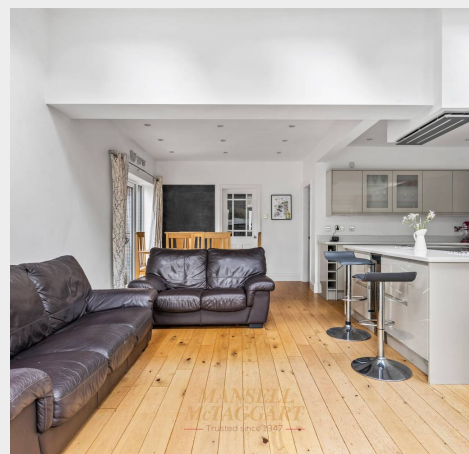
**MANSELL
McTAGGART**
— Trusted since 1947 —



- 4 double bedrooms
- Driveway parking
- Generous garden
- Undergone vast improvement and extension
- Character features throughout
- Beautifully presented open plan kitchen/dining room
- Additional utility room
- En-suite to bedroom 1 and walk-in wardrobes
- Central location, within close proximity to Horley town centre, Horley train station, schools and amenities
- Council Tax Band 'D' and EPC 'tbc'

A beautifully presented 4 double bedroom detached period home, which has undergone vast extension, remodelling and upgraded by the current owner in the popular Lumley Road. The home is ideally located within central Horley, with easy access to Horley town centre, Horley train station, Gatwick Airport, schools and amenities.

Upon approach to the home, you have ample driveway parking available for multiple vehicles, side access to the rear of the home and a door to the property. A large hallway gives access to the living room, study/dining room, cloakroom and open plan living accommodation. The living room is well proportioned, easily housing multiple family sofas and freestanding furniture with a tasteful bay window to front allowing in lots of natural light. Adjoining is the equally proportioned study/dining room easily able to accommodate a 8 person dining table, however currently dressed as a study with office furniture. A door leads to a separate hall, with space for shoes and coats and a further door to the updated cloakroom.



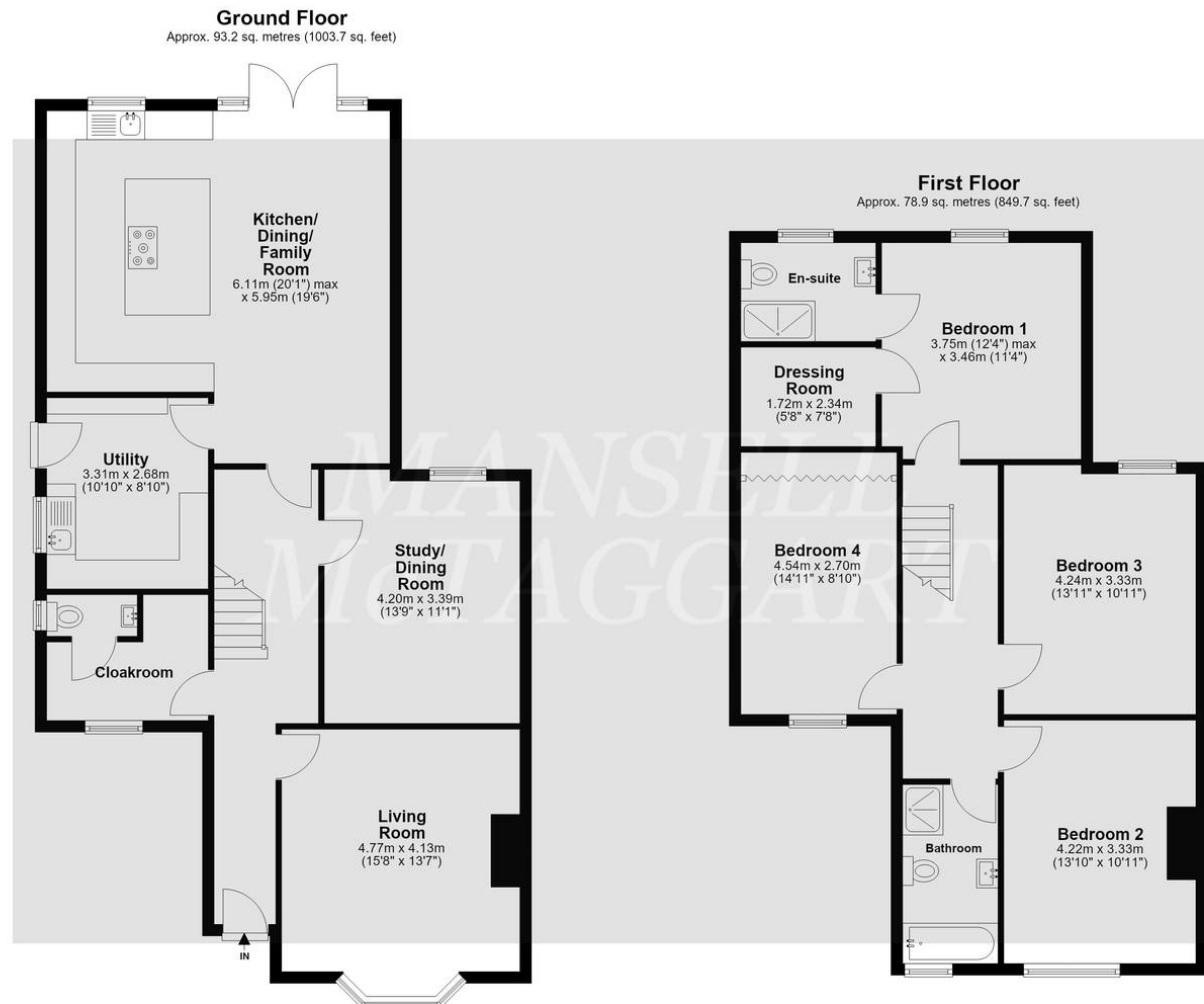
To the rear, is an exquisite open plan living accommodation, which has been added by the current owners now boasting a beautiful kitchen with an island and breakfast bar, granite work surfaces and a host of fitted appliances. There is also space for a dining table, sofas and freestanding furniture. Completing the room is bi-folding doors to garden and Velux windows.

Upstairs, you have 4 large double bedrooms and family bathroom. All bedrooms are comfortably able to house double beds and furniture with bedroom 1 benefitting from a tasteful en-suite and walk-in wardrobes and bedroom 4 further fitted wardrobes. The family bathroom has been refitted to a modern suite, with all expected sanitaryware available.

To rear, you have a generous private garden. It is mainly laid to lawn with a large patio abutting the home which is perfect for entertaining when combined with the bi-folding doors to the home. The garden also benefits from a large storage shed and a rear gate leading to open public greenspace behind.

Internal viewings are highly recommended to appreciate the size and specification.





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

Mansell Mc Taggart, 3 Central Parade Massetts Road – RH6 7PP

01293 228228

horley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/horley

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents, and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.