



The Coronet, Horley

Guide Price **£475,000 – £500,000**



**MANSELL
McTAGGART**
— Trusted since 1947 —



- Four bedroom semi-detached family home
- Quiet cul-de-sac position
- Approximately 1,170 sq.ft. of accommodation
- Generous lounge/diner with bay window
- Fitted kitchen with access to the rear garden
- Versatile ground floor annexe/bedroom
- Ground floor shower room
- Three first floor bedrooms
- Driveway parking, garage and shed
- Council Tax Band 'E' and EPC 'D'

A well-proportioned four bedroom semi-detached family home, positioned within a quiet cul-de-sac and offering flexible accommodation arranged over two floors.

The property offers approximately 1,170 sq.ft. of accommodation and is well suited to buyers looking for additional living space, multi-generational living, or a home with a useful ground floor bedroom/annexe arrangement.

The ground floor comprises an entrance hall, a generous lounge/diner with a bay window to the front and access through to the rear garden, along with a fitted kitchen overlooking the garden. There is also a versatile ground floor annexe/bedroom, measuring over 20ft in length, with a nearby shower room. This space could work well as a guest bedroom, additional reception room, home office, playroom or annexe-style area, depending on the buyer's requirements.



On the first floor there are three bedrooms, two of which are comfortable doubles, along with a further single bedroom. The first floor is served by a family bathroom and separate WC.

Outside, the property benefits from driveway parking for multiple vehicles, a garage and a shed, providing useful storage. The rear garden is a particular feature of the home, offering a generous area of lawn, patio space and a good degree of usability for families, entertaining or gardening.

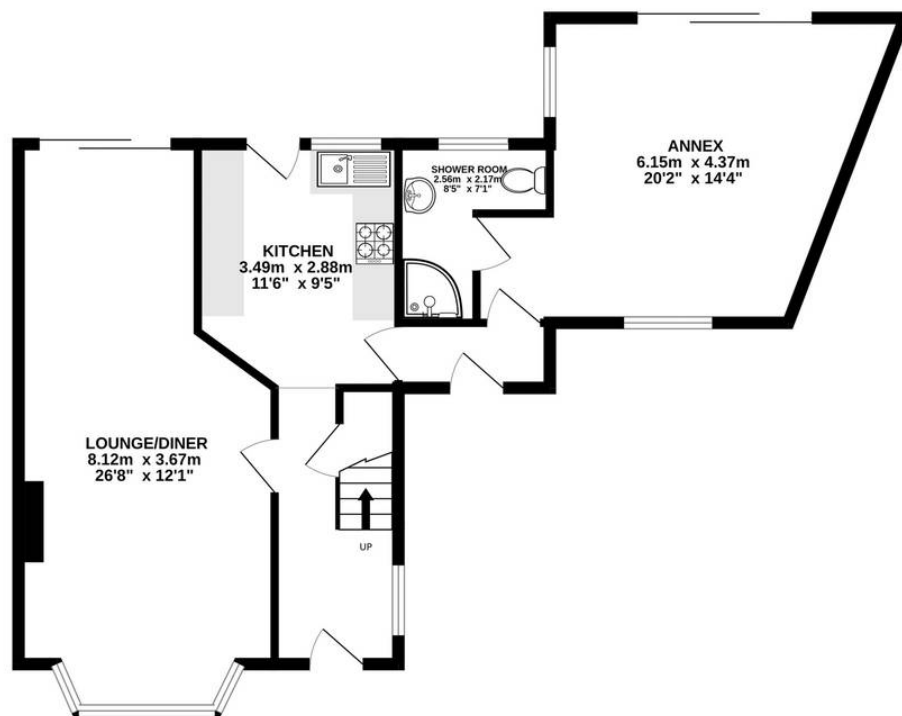
The location offers a balance of convenience and a peaceful residential setting, with access to the town centre, railway station, local amenities and Oakwood School. This makes the property a strong option for families, commuters and buyers looking for flexible living space in a well-connected position.

Location

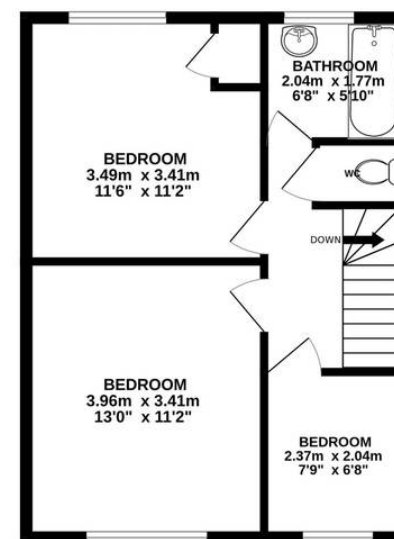
Located midway between London and Brighton, the town of Horley lies south of the twin towns of Reigate and Redhill and north of Gatwick Airport and Crawley. The mainline station provides a regular train service to London and the South Coast. There is easy access to the M23 and A23 and the town is also 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
68.1 sq.m. (732 sq.ft.) approx.



1ST FLOOR
40.6 sq.m. (437 sq.ft.) approx.



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TOTAL FLOOR AREA: 108.7 sq.m. (1170 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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