



Swan Lane, Charlwood, Horley

Offers in Region of £550,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- Three-bedroom detached home in the popular village of Charlwood
- Excellent opportunity to update and create a home to your own taste
- Spacious living room and separate dining room
- Kitchen and family room featuring exposed wooden beams
- Main bedroom with fitted wardrobes and balcony
- Large double garage with potential to convert or extend above, STPP
- Gated driveway with scope to enlarge, subject to necessary consents
- Established rear garden with lawn and patio
- Close proximity to Charlwood Village Primary School and local amenities
- Council Tax Band 'F' and EPC 'tbc'

Set within the popular village of Charlwood, this three-bedroom detached home offers a balance of character, well-proportioned accommodation and considerable potential. With Charlwood Village Primary School and local amenities close by, the property is well placed for buyers looking to enjoy village life and create a home to suit their own tastes. Refurbishment would allow the next owners to introduce modern comforts while retaining the character of the existing interior.

The entrance hall leads into a spacious living room, where a large front-facing window brings in plenty of natural light. Double doors connect to a separate dining room, providing a sociable arrangement for family meals and entertaining, with further doors opening onto the rear garden.



The kitchen is fitted with a range of wall and base units and opens into a bright family room overlooking the garden. Exposed wooden beams in both spaces add warmth and character, complementing the home's village setting. The family room offers space for seating and a dining table, with sliding doors connecting the accommodation to the garden. A separate WC completes the ground floor.

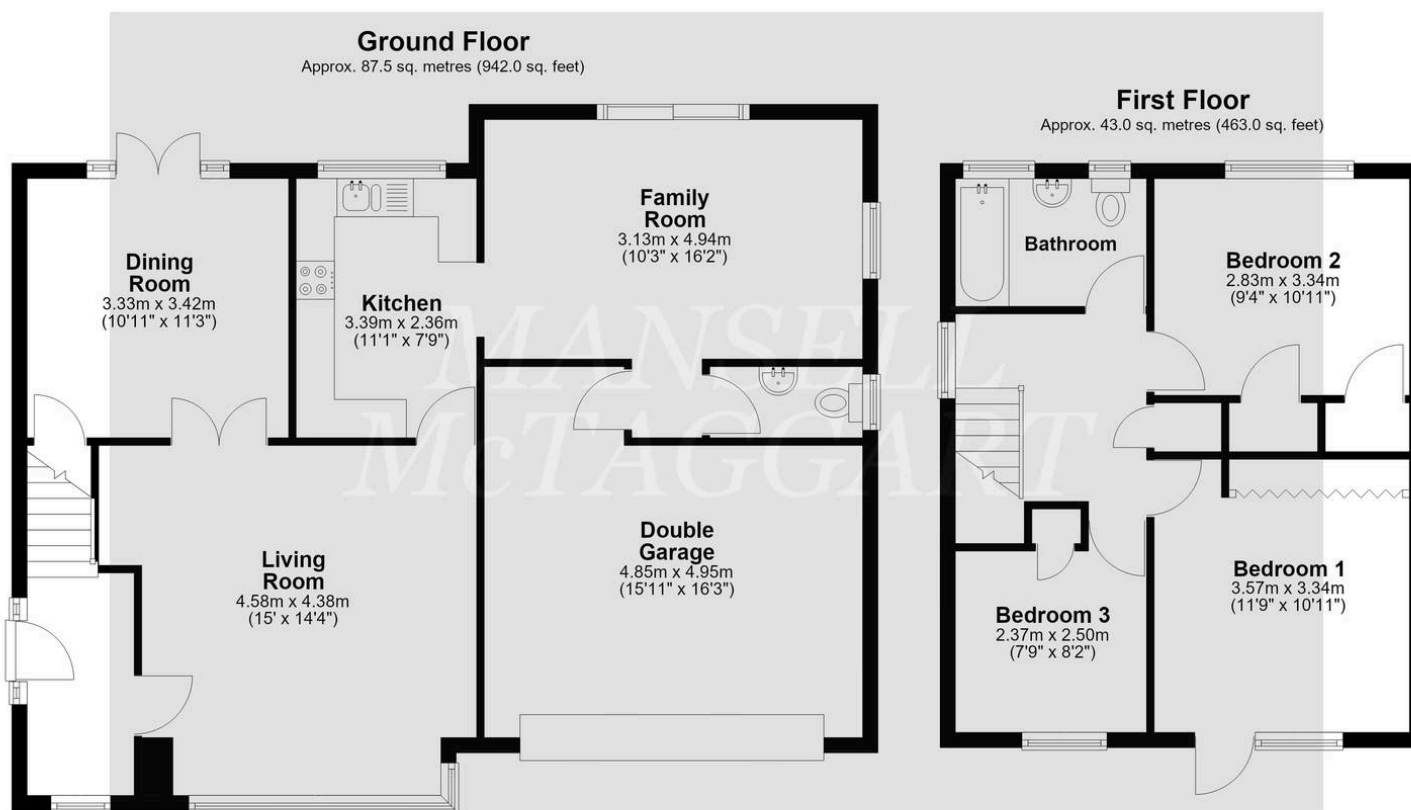
Upstairs, the landing serves three bedrooms and a family bathroom. The main bedroom benefits from fitted wardrobes and a balcony overlooking the front garden, providing an appealing spot to sit outside. The second bedroom also offers built-in storage, while the third provides flexibility as a bedroom or home office.

The rear garden is mainly laid to lawn, with a paved seating area and established trees and planting along the boundaries. There is space for outdoor dining, gardening and relaxing, with direct access from both the dining room and family room.

To the front, gates open onto the driveway, alongside a lawned garden which offers potential to enlarge the parking area, subject to any necessary consents. The large double garage provides useful parking and storage, with potential to explore conversion or an extension above, subject to planning permission and the necessary approvals.

The property is well placed to enjoy village life in Charlwood, with Charlwood Village Primary School and local amenities close by. Mainline rail connections are available at Horley and Gatwick, offering options for commuting, while Gatwick Airport is also within easy reach. Combined with its flexible accommodation and scope for improvement, the property offers an excellent opportunity to create a long-term home in this popular village.





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.