



Pine Gardens, Horley

Guide Price £450,000 - £475,000



**MANSELL
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- 3 well proportioned bedrooms
- Garage and parking
- Extended to side and rear
- Large conservatory to side
- Private low maintenance garden
- Remodelled and extended upstairs accommodation
- Central location, within a stone's throw of Horley town centre, transport links, shops and amenities
- Council Tax Band 'E' and EPC 'E'

A well presented and extended 3 bedroom link-detached home, nestled away in a quiet location in central Horley. The home is within a stones throw to Horley town centre, transport links, shops and amenities.

Upon approach to the home, you will notice the private feel to the area, being nestled at the end of the small development. You will immediately notice the garage, driveway and side access, alongside Upvc door to the home. Entering, there is an entrance porch with space for shoes and coats, with a door to the living room. This is a lovely bright and airy space, with ample accommodation for multiple large family sofas and freestanding furniture. Here there is also a staircase to first floor, and doors to the kitchen/dining room and conservatory. The conservatory is a fantastic addition, currently dressed as a large formal dining room, however could be used as a reception room or playroom.



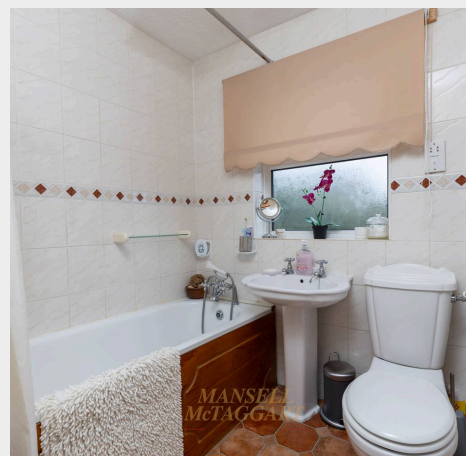
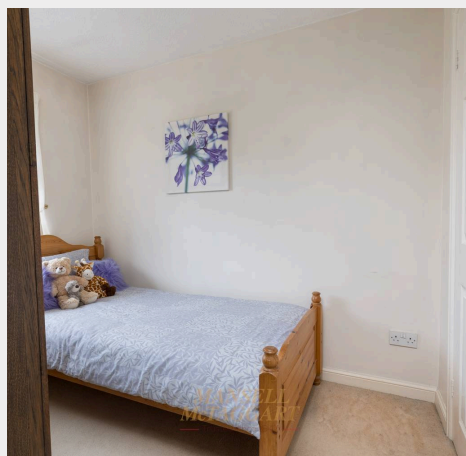
The kitchen/dining room has been extended adding a larger dining space, here there is a host of wall and base units, appliances and windows and door to rear.

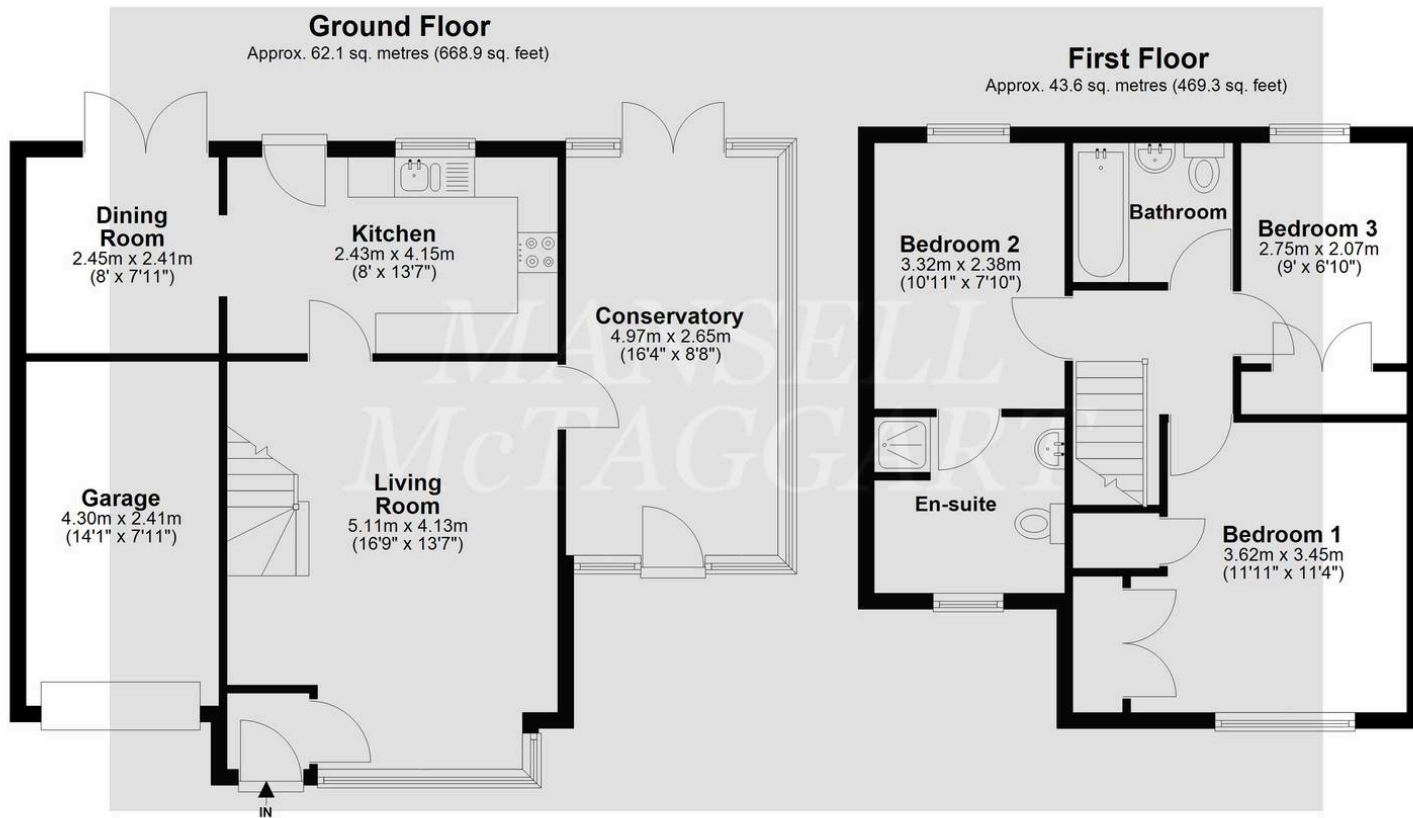
Heading upstairs, which has also been remodelled, there is 3 double bedrooms, family bathroom, storage cupboard and loft. Bedroom 1 is over the garage, benefitting from ample space for a king size bed, and an en-suite shower room. Bedroom 2, is a further generous room, housing a king size bed and fitted wardrobes. Bedroom 3 is a small double room or very large single, perfect for a child's room or office.

Outside to rear, is a low maintenance garden, which is well proportioned and surprisingly private given the area. It is enclosed in wood panel fencing with side access.

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.





Total area: approx. 105.7 sq. metres (1138.2 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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