



Avondale Close, Horley

Offers Over £475,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- 3 good sized bedrooms
- NO CHAIN
- Multi-vehicle Driveway & Garage
- Private garden
- Open plan living/dining room with doors to conservatory
- Downstairs w/c
- Refitted kitchen
- Popular residential area
- Located close to schools, transport links and amenities
- Council Tax Band 'E' and EPC 'D'

Located in the highly desirable Meath Green area of Horley, this well-presented three-bedroom detached family home offered to the market with NO CHAIN benefits from spacious and versatile living, ideal for growing families, downsizers, or those seeking excellent connectivity. The property is conveniently positioned within easy reach of reputable schools, local amenities, transport links, and Gatwick Airport.

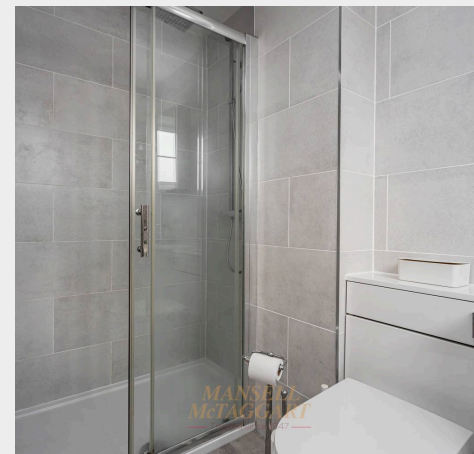


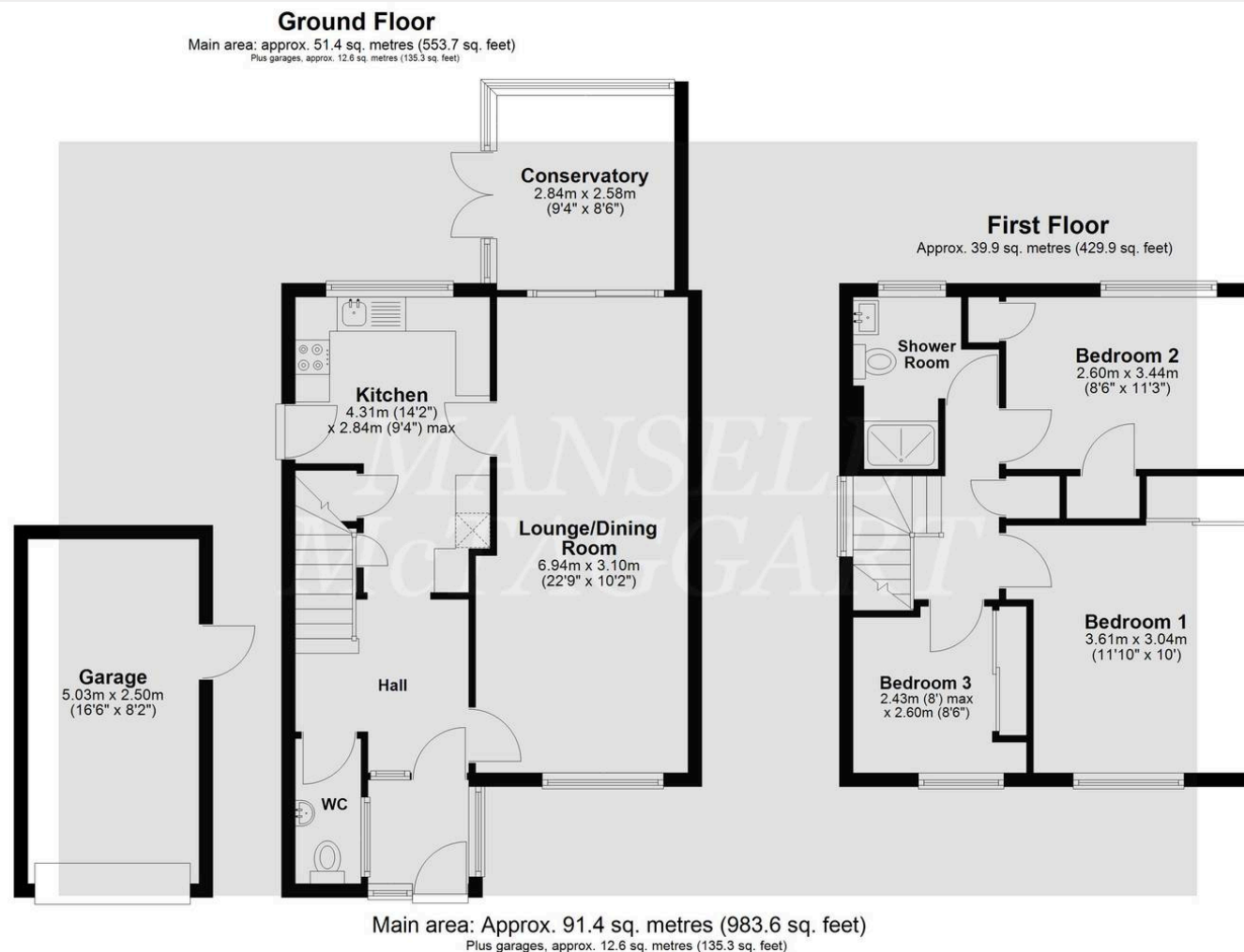
This home provides adaptable accommodation suited to a variety of lifestyles. Whether you're upsizing and need generous living space, or downsizing while retaining privacy and convenience, the property also offers scope for further extension (subject to planning permission).

The ground floor features a bright and spacious open-plan living and dining area, perfect for modern family living and entertaining. Large front and rear windows, along with sliding glass doors leading to the conservatory, allow natural light to flood the space. There is excellent potential to further enhance this area with a rear extension and bi-fold doors (STPP). The recently refitted kitchen is stylish and functional, comprising contemporary wall and base units, ample workspace, a combination of integrated and freestanding appliances, a generous larder, and a patio door providing side access. Additionally, the ground floor benefits include a convenient W/C and entrance porch.

Upstairs offers three well-proportioned bedrooms, a modern family shower room, built-in storage, and loft access. Bedrooms one and two comfortably accommodate king-size beds and furnishings, while the third bedroom is ideal as a child's room, guest room, or home office. The shower room is finished with modern sanitaryware and benefits from a rear-facing opaque window for privacy.

The property enjoys a private, enclosed rear garden, mainly laid to lawn with a patio area, ideal for outdoor dining and relaxation. There is access to a garage and a driveway via double wooden gates, providing off-street parking for multiple vehicles.





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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