



Rathbone Crescent, Horley

Guide Price £425,000 - £450,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

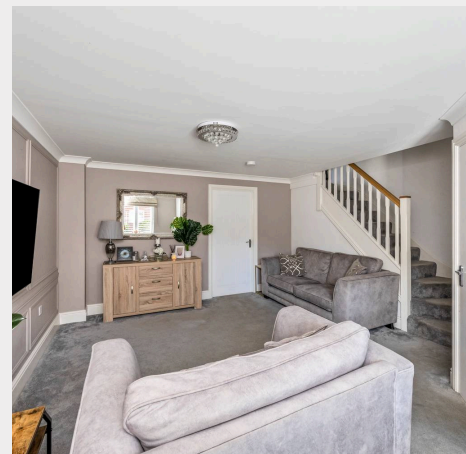
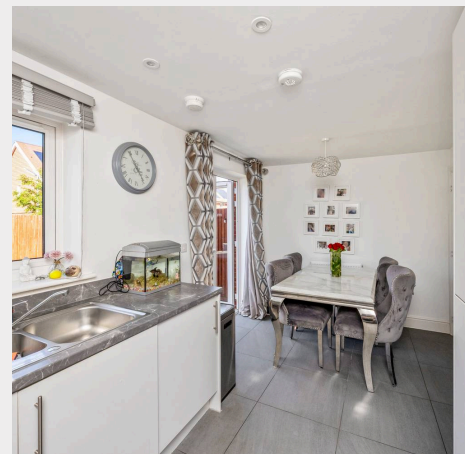


- Three-bedroom semi-detached home
- Maintained to a high standard throughout
- Sought-after Westvale Park development
- Spacious front sitting room
- Modern kitchen/dining room with French doors to garden
- Downstairs WC
- Main bedroom with en-suite shower room
- Private rear garden with patio and lawn
- Driveway parking for multiple vehicles
- Council Tax Band 'D' and EPC 'B'

A beautifully presented three-bedroom semi-detached home, set within the sought-after Westvale Park development and maintained to a high standard throughout.

The property offers well-balanced accommodation arranged over two floors, with a spacious sitting room positioned to the front and a modern kitchen/dining room spanning the rear. The kitchen/dining area provides a practical range of fitted units, space for dining furniture, and direct access out to the rear garden, making it a well-suited space for everyday living and entertaining. A downstairs WC completes the ground floor accommodation.

Upstairs, there are three bedrooms, including a generous main bedroom with its own en-suite shower room. The remaining bedrooms are served by a family bathroom, while the overall layout provides flexibility for families, guests, or those needing a home office.



Externally, the property benefits from driveway parking for multiple vehicles. To the rear is a private garden, mainly laid to lawn with a paved patio seating area, timber fencing, and space for outdoor furniture. The garden is a good size for this style of home and has been kept in a neat, usable condition.

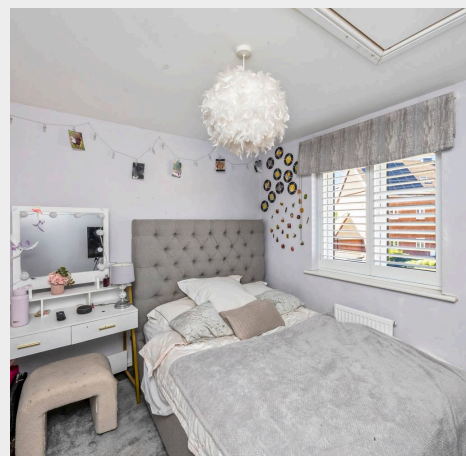
Westvale Park is a popular modern development, well placed for local amenities, green spaces, schools, and transport links, making this an ideal home for first-time buyers, young families, or those looking for a modern, low-maintenance property in a convenient location.

Agents Note

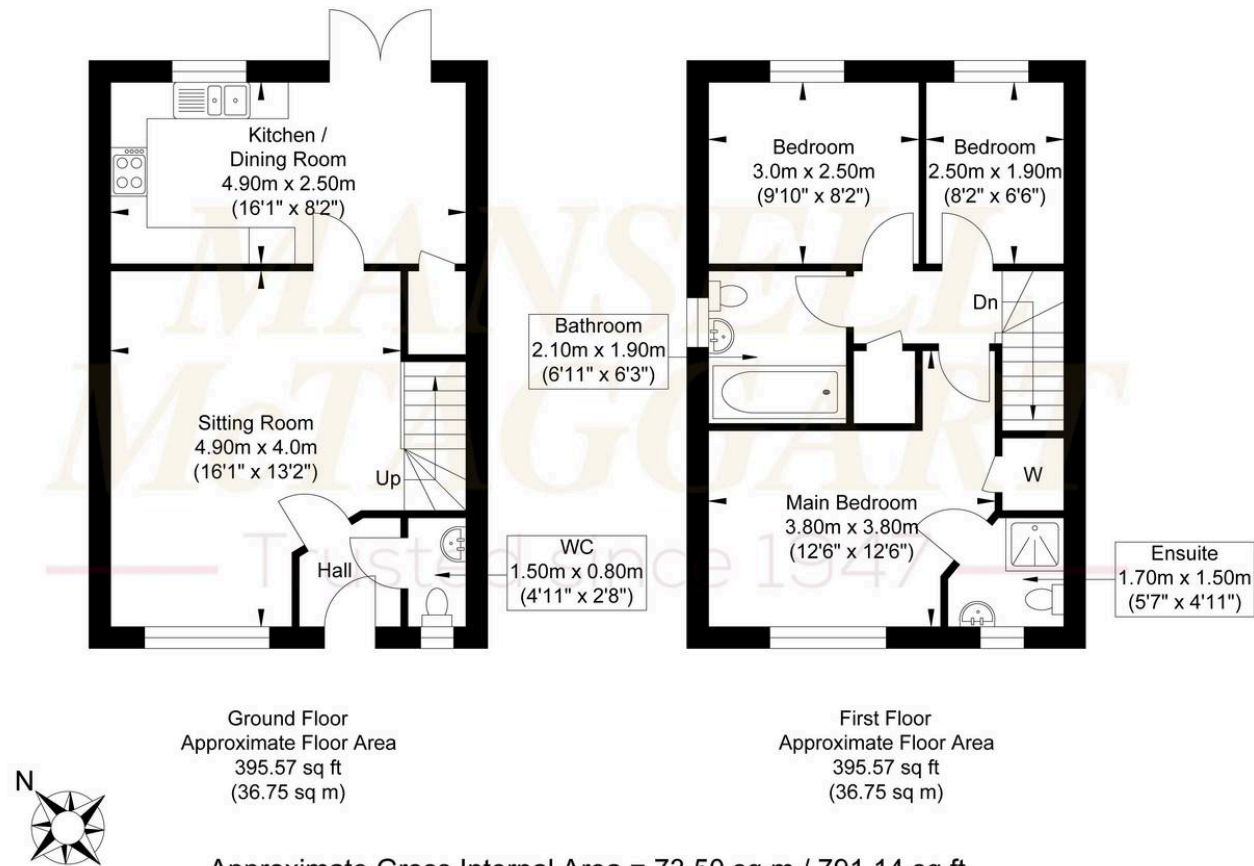
There is an annual service charge of £274. This information should be confirmed by your solicitor.

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.



Rathbone Crescent



Approximate Gross Internal Area = 73.50 sq m / 791.14 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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.