



Guide Price £625,000 - £675,000

Freehold

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Wellington Way, Horley RH6 8JL

 4  3  2  Y  Y  1.2 Miles



Moore & Partners

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Welcome to this superb four double bedroom detached family home! featuring an impressive exterior with a driveway for multiple vehicles and a single garage. This property offers excellent living accommodation and a very generous secluded rear garden.

Located in Wellington Way, Meath Green known to be one of Horley's most popular neighbourhoods is this superbly presented four-bedroom detached family home. The property has been extended re modelled and features a part converted double garage and study area. The excellent internal accommodation is very spacious and flexible for all your family's needs. The property is located just 1.2 miles away from Horley Train Station with its fast commuter links to London. Junction 9 of the M23 is easily accessible to both North to the M25 or South to Brighton.

Once you enter, the ground floor features a generously sized lounge/dining room, perfect for family gatherings and entertaining guests. The practical kitchen is fitted with Neff appliances and boasts a breakfast bar, providing a stylish and comfortable space for daily meals. The property also includes a study, an ideal space for those who work from home, and a convenient WC. One half of the original double garage has been converted into a reception room which could be used as an extra bedroom / cinema room / music room to fit your needs.

Upstairs, you'll find four double bedrooms, all offering ample storage and space. The master bedroom is especially impressive in size and design, providing a comfortable retreat after a long day. The family bathroom is bright and modern, featuring all the necessary amenities and a shower over the bath. This property has been designed with the modern family in mind, offering ample space, practical facilities and plenty of potential for customisation to your specific needs.

The generous secluded rear garden is a real feature to this property with its extended wooden decking patio seating area which is ideal for all your garden furniture and Barbeque. There is a lovely area of level lawn which is enclosed with panelled fencing and some mature trees.

Don't hesitate to book a viewing to see it for yourself today!



Room Details

Ground Floor

Entrance Hall

Downstairs W/C

Kitchen/Breakfast Room 14'10" x 8'11" (4.52m x 2.72m)

Lounge/Diner 23'9" x 12'7" (7.24m x 3.84m)

Study 8'8" x 4'4" (2.64m x 1.32m)

Part Garage Conversion 15'8" x 7'10" (4.78m x 2.39m)

First Floor

Landing

Master Bedroom 14'11" x 11'2" (4.55m x 3.40m)

Bedroom Two 12'0" x 9'5" (3.66m x 2.87m)

Bedroom Three 12'2" x 8'7" (3.71m x 2.62m)

Bedroom Four 8'2" x 6'0" (2.49m x 1.83m)

Family Bathroom 10'0" x 8'11" (3.05m x 2.72m)

Outside

Attached Single Garage

Driveway

Rear Garden



Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

