



## Webber Street, Horley

Guide Price £425,000 - £450,000



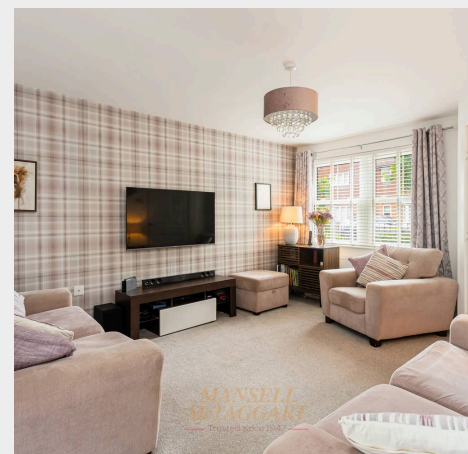
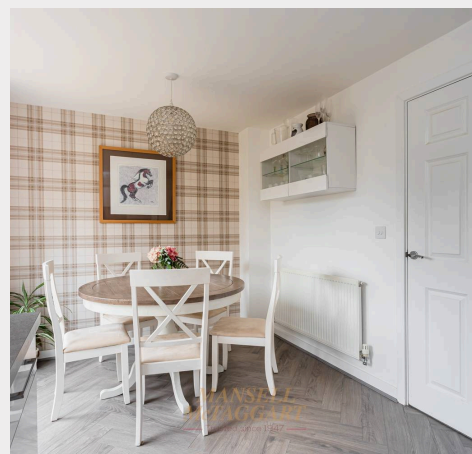
**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- 3 bedroom semi-detached home
- Sought after Westvale Park location
- 2 allocated parking spaces
- Immaculately presented throughout
- En-suite to primary bedroom
- South Easterly facing garden
- Open plan kitchen/dining room
- Downstairs toilet
- Council Tax Band 'D' and EPC 'B'

Introducing this beautifully presented three-bedroom semi-detached home, ideally situated on the ever-popular Westvale Park development. On approach, the property is enhanced by a mature front garden, creating an inviting and attractive first impression. Internally, a spacious entrance hall with stylish parquet-effect flooring provides access to a convenient downstairs WC and the main living area.

The living room is generously proportioned and fully carpeted, offering a warm and comfortable space with ample room for multiple sofas and freestanding furniture. It also benefits from a useful understairs storage cupboard. To the rear, the open-plan kitchen/dining room continues the parquet-effect flooring and is fitted with a range of integrated appliances, including a washing machine, fridge/freezer, dishwasher, electric oven, and gas hob. There is comfortable space for a four- to six-seater dining table, making it ideal for both everyday living and entertaining. French doors open directly onto the south-easterly facing rear garden, which features a lawn, patio area, and a versatile summerhouse complete with power.



Upstairs, the landing provides access to all three bedrooms, the family bathroom, and a storage cupboard. Bedrooms one and two are both well-proportioned doubles, with the principal bedroom benefiting from a fitted en-suite shower room and built-in linen cupboard. The third bedroom is a well-sized single, perfectly suited as a nursery, home office, or guest room. The family bathroom is finished with a modern white suite, comprising a bath with shower over, WC, heated towel rail, and fitted storage.

Externally, the property benefits from two allocated parking spaces to the rear, as well as the remainder of the NHBC warranty for added peace of mind.

#### Agents Note

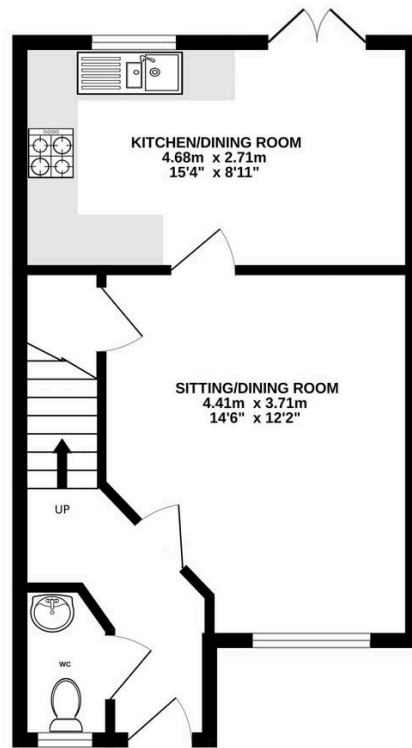
There is an annual service charge of £324.00

#### Location

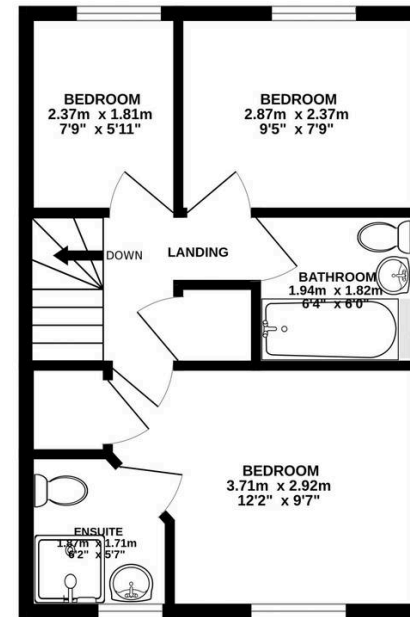
Located midway between London and Brighton, the town of Horley lies south of the twin towns of Reigate and Redhill and north of Gatwick Airport and Crawley. The mainline station provides a regular train service to London and the South Coast. There is easy access to the M23 and A23 and the town is also 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.



GROUND FLOOR  
36.0 sq.m. (388 sq.ft.) approx.



1ST FLOOR  
33.3 sq.m. (359 sq.ft.) approx.



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McTAGGART**

TOTAL FLOOR AREA: 69.4 sq.m. (747 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Mansell McTaggart Horley

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