



Kingsley Road, Horley

Guide Price £475,000 – £500,000



**MANSELL
McTAGGART**
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- 4 bedrooms
- End of terrace
- Large extension to side with potential for further extension to side and rear (STPP)
- Beautifully presented and refitted kitchen/dining space
- Bi-fold doors to garden
- Landscaped rear garden with additional land to front
- Garage and driveway
- Popular Meath Green area
- Close proximity to excellent local schools
- Council Tax Band 'D' and EPC 'tbc'

A beautifully extended and upgraded 4 bedroom end of terrace home benefitting from its own garage and parking to rear. The home is located in the popular area of Meath Green, close to excellent local schools and amenities.

You enter the property via a newly installed front door, leading to the porch with space for shoes and coats, which continues to the hallway. The downstairs has been vastly extended and remodelled by the current owners, now accommodating a downstairs bedroom, which is a versatile space and could be used as a office, reception room, play room and much more. There is also a newly installed downstairs cloakroom with modern fittings and door to the stunning open plan kitchen/dining and living space. This is a wonderfully bright and airy room, with a host of modern wall and base units, high end fitted appliances and quartz tops over. It also incorporates a breakfast bar.

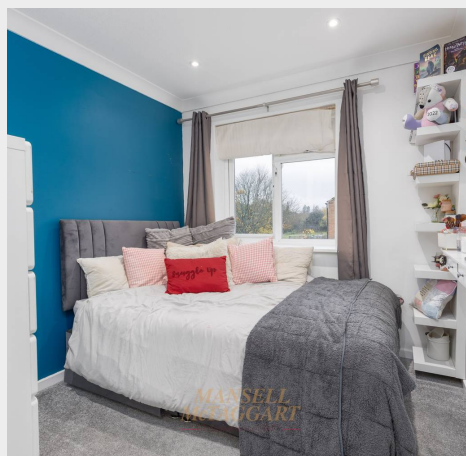


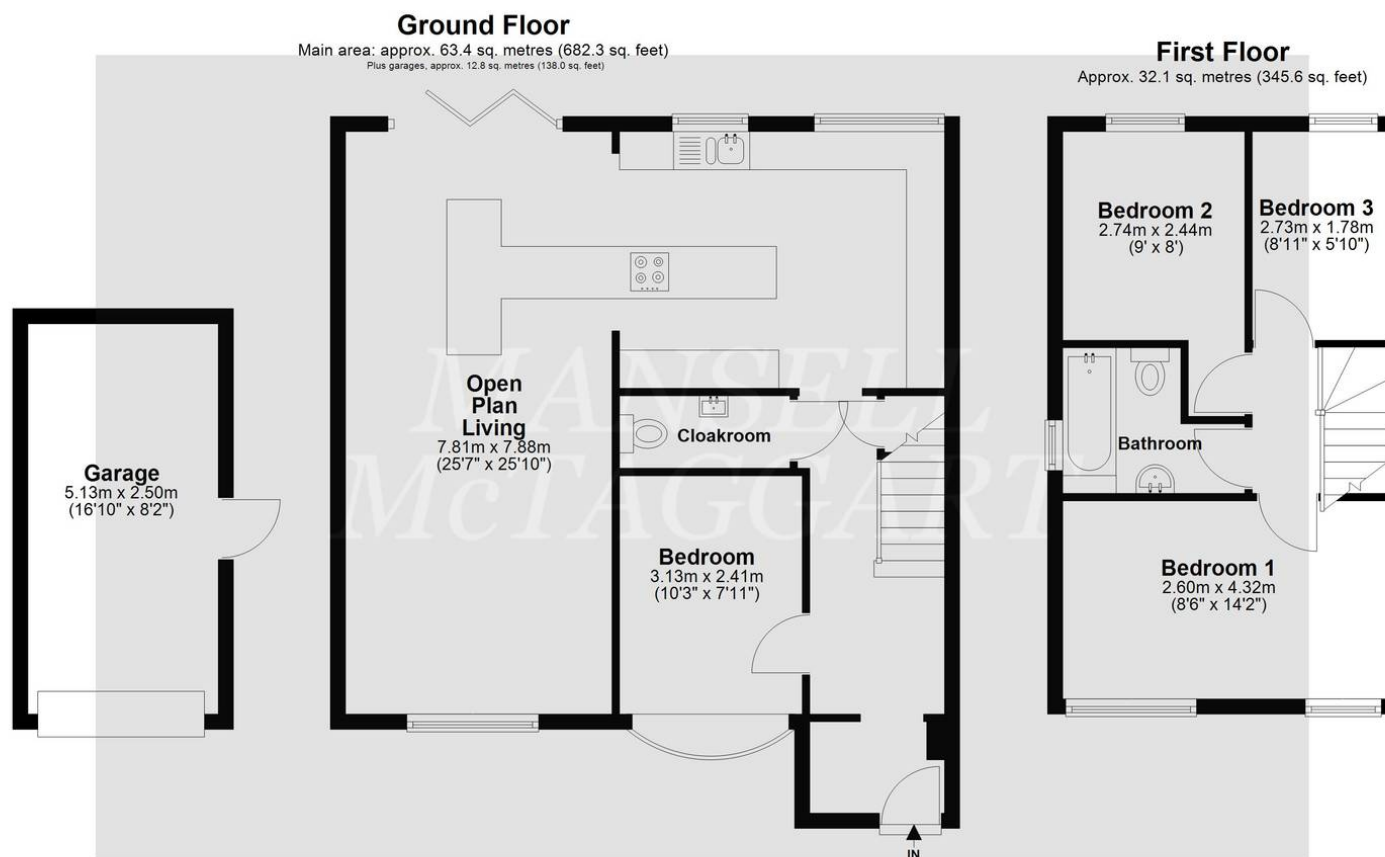
Being set to an L-shape, the living room feels open yet cozy, with ample space for multiple large family sofas and furniture. The room is completed with multiple windows and bi-folding doors to rear flooding the room with light. This space also has footings to accommodate a two storey extension over, offering excellent potential for further extension subject to relevant permissions.

Upstairs, a hallway gives access to all 3 bedrooms and family bathroom. Two rooms are comfortable doubles and the third a single or perfect for a home office. The bathroom is fully tiled with a full length bath with shower over, w/c, wash hand basin and opaque window to rear.

Outside to rear, there is a generously proportioned garden, the current owners have also undergone works here being recently landscaped and mainly laid to artificial grass, with a tasteful grey slate patio abutting the property. New fencing has also been installed and there is access to the garage. To rear is the garage and parking, there is ample parking available here and a up and over door to the garage.

Internal viewings recommended to appreciate the specification and workmanship put in to this home.





Main area: Approx. 95.5 sq. metres (1027.9 sq. feet)
Plus garages, approx. 12.8 sq. metres (138.0 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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