



The Coronet, Horley

Guide Price £650,000 – £675,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- Modernised kitchen/dining area with utility room
- Integral garage, downstairs cloakroom and excellent reception space
- Versatile powered garden room/home gym with potential for office or entertainment use
- Bright sun room opening directly onto the rear garden
- Principal bedroom with en-suite shower room
- Five bedrooms, including four generous doubles
- Approximately 1,821 sq ft of spacious accommodation
- Council Tax Band 'E' and EPC 'tbc'

Mansell McTaggart are happy to present this spacious and versatile five-bedroom family home with a garage, generous living accommodation and a beautifully landscaped rear garden.

Approached from the front, the property immediately gives a great first impression, with its attractive brick frontage, tiled roof and integral garage. Step inside and you are welcomed by a central entrance hall, with doors leading through to the main living spaces and stairs rising to the first floor. The living room is a comfortable and welcoming space, extending the full depth of the property. From here, the home opens up into a modernised kitchen and dining area, creating a sociable heart to the house. The kitchen itself is fitted with a great range of sleek cabinetry and wooden worktops, with plenty of preparation space and a useful adjoining utility room. Beyond the dining area is a bright and particularly useful sun room, which overlooks and opens directly onto the rear garden, making this an ideal additional reception space and a great place to enjoy the garden throughout the year. A downstairs cloakroom completes the ground floor.



Upstairs, all five bedrooms offer good flexibility, with four providing particularly generous proportions and the fifth making an ideal single bedroom, nursery or home office. The principal bedroom is a spacious double with the added benefit of an en-suite, while the second and third bedrooms are also well-sized doubles. The fourth bedroom offers another comfortable double bedroom, and the fifth is a smaller but useful room, ideal for a child or as a versatile study space. Together, the five bedrooms provide excellent accommodation for a growing family, with plenty of scope to adapt the rooms to suit individual needs. The main family bathroom is also located on this floor and is well positioned to serve the remaining bedrooms.

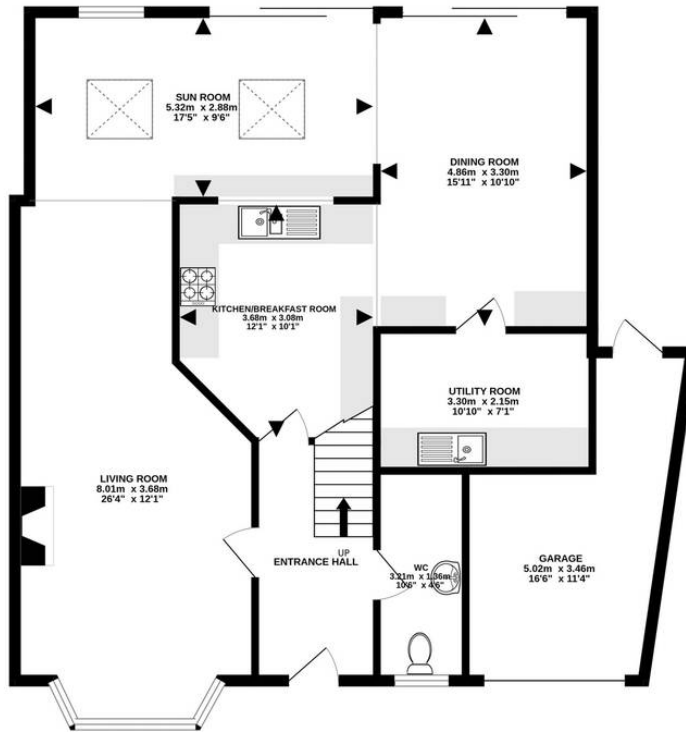
Outside, the rear garden is a real highlight. Predominantly laid to artificial lawn, it is designed for easy maintenance and entertaining, with a generous paved terrace immediately adjoining the house and a number of raised areas creating a lovely sense of space. There is plenty of room for outdoor seating and dining, while the covered entertaining area at the rear provides an additional versatile space.

The garden also benefits from a substantial outdoor shed, currently arranged as a fantastic home gym and additional relaxation space. With power, lighting, windows and glazed doors overlooking the garden, it offers a versatile area that could easily be adapted to suit a variety of uses, whether that be a gym, office or simply for entertainment. Overall, it is a private and practical garden that is well suited to both family life and entertaining.

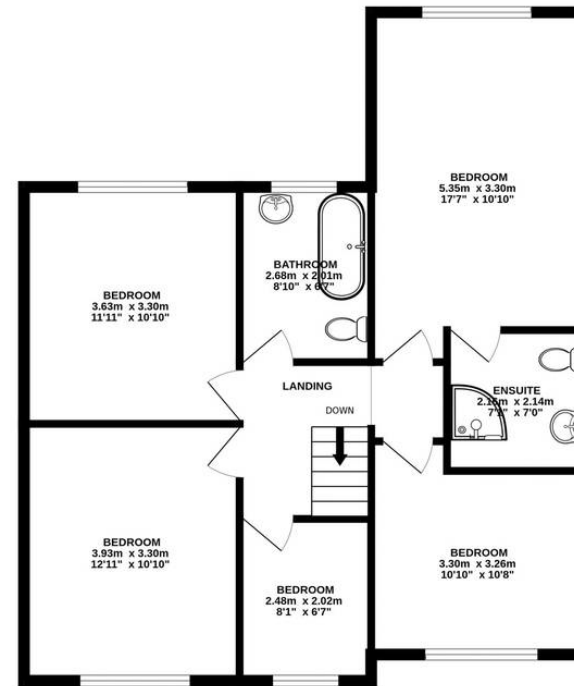
With approximately 1,821 sq ft of accommodation, five bedrooms, two bathrooms, a garage and excellent reception space, this is a substantial family home offering plenty of flexibility and a great balance of indoor and outdoor living.



GROUND FLOOR
96.5 sq.m. (1039 sq.ft.) approx.



1ST FLOOR
72.6 sq.m. (782 sq.ft.) approx.



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TOTAL FLOOR AREA: 169.1 sq.m. (1821 sq.ft.) approx.

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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

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