



Rathbone Crescent, Horley

In Excess of £450,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- Three bedroom semi-detached home
- Set within ever popular Westvale Park
- Quiet one-way street location
- Overlooking green space
- Bright and spacious living room
- Modern kitchen/dining room
- Main bedroom with en-suite shower room
- Downstairs cloakroom
- Carport and wider than usual rear garden
- Council Tax Band 'D' and EPC 'B'

A well-presented three bedroom semi-detached family home, situated within the ever popular Westvale Park development, positioned on a quiet one-way street and enjoying an attractive outlook over nearby green space.

The property offers a practical layout arranged over two floors, with well-balanced accommodation that is ideal for modern family living.

Upon entering the property, you are welcomed into the entrance porch, which provides access to the ground floor accommodation. The living room is positioned to the front of the home and offers a bright and comfortable reception space, with plenty of room for seating furniture and a pleasant outlook towards the front. To the rear of the property is the kitchen/dining room, fitted with a range of modern wall and base units, complemented by worktop space and integrated appliances. The room provides space for a dining table and chairs, making it well suited to everyday family use, while French doors open directly onto the rear garden. The ground floor also benefits from a cloakroom, comprising a WC and wash hand basin.



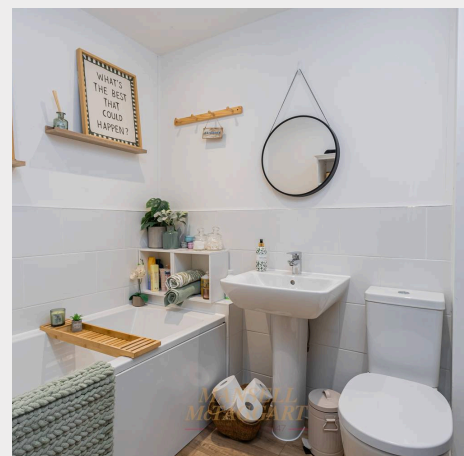
On the first floor, the main bedroom is a well-proportioned double room and benefits from an en-suite shower room. There are two further bedrooms, one of which is a comfortable double, while the third would work well as a child's bedroom, nursery or study.

The family bathroom is fitted with a white suite comprising a bath, wash hand basin and WC, with tiled surrounds.

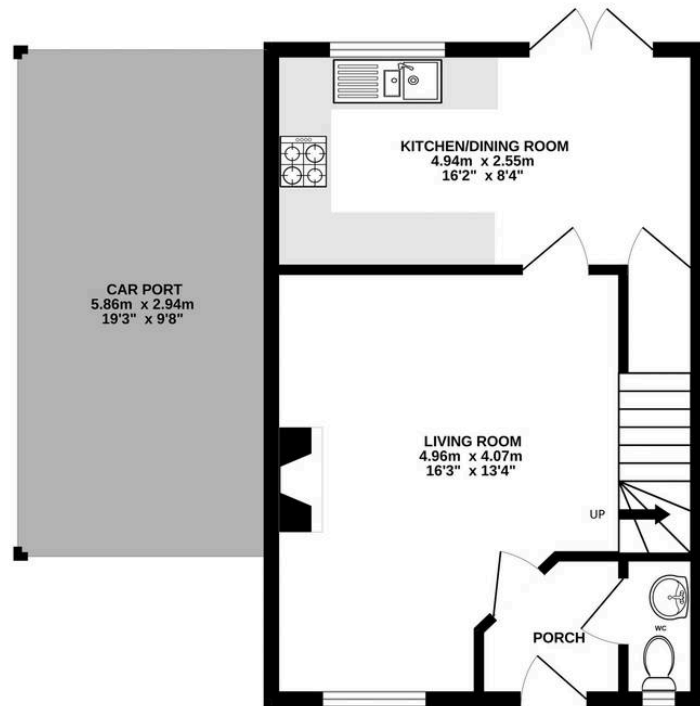
Outside, the property benefits from a carport to the side, providing covered parking. To the rear, the garden is wider than usually expected for this style of home due to the carport arrangement, creating a more usable outside space for seating, entertaining or family use.

Agents Note

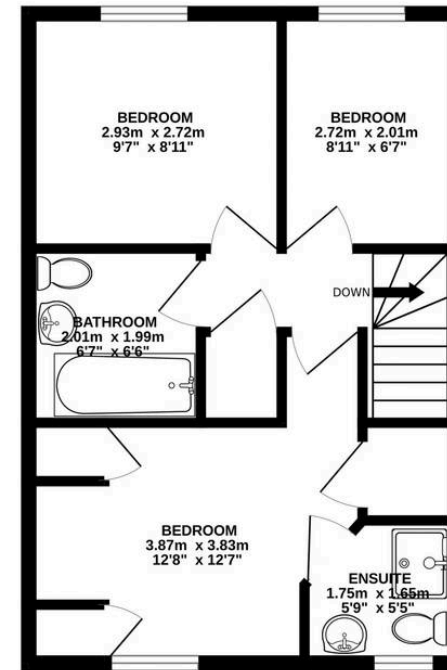
There is an annual service charge of £274.38. This information should be confirmed by your solicitor.



GROUND FLOOR
36.5 sq.m. (393 sq.ft.) approx.



1ST FLOOR
37.1 sq.m. (399 sq.ft.) approx.



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TOTAL FLOOR AREA: 73.6 sq.m. (792 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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