



4 Pine Gardens, Horley, RH6 7RH
Guide Price £550,000

A stunning four-bedroom, three-storey townhouse nestled in a highly sought-after cul-de-sac with two off-street parking spaces, offering a perfect blend of contemporary styling and high-specifications. Beautifully designed, 34' open-plan kitchen/living space that combines a generous living area and a modern kitchen/dining area plus a downstairs cloakroom, on the first floor there is a spacious main bedroom complete with an en-suite shower room and further bedroom plus family shower room, on the second floor there are two additional bedrooms and a further family bathroom.

DOUBLE GLAZED FRONT DOOR

Leading through to:

ENTRANCE HALL

Herringbone style wood flooring, front aspect Upvc obscured double glazed windows, vertical radiator, stairs leading to first floor landing, down-lighters, smoke alarm, hidden cupboard with fuse board, further understairs storage cupboard, door to:

DOWNSTAIRS CLOAKROOM

Comprising low level WC with concealed cistern, inset wash hand basin with mixer tap, continuation of Herringbone style wood flooring, extractor, sensor lighting.

KITCHEN/LIVING ROOM/DINING ROOM 34'10 x 15'5 (10.62m x 4.70m)

KITCHEN AREA:

Front aspect Upvc double glazed windows, continuation of Herringbone wood style flooring, a range of wall mounted and base level units, integrated sink, range cooker, integrated dishwasher, integrated washing machine, power points, exposed brick work, concealed lighting, down-lighters, space for American style fridge/freezer, breakfast bar, sliding door.

LIVING/DINING AREA:

Vertical radiator, Tri-Fold doors giving access to decking and rear garden, further vertical radiator, down-lighters, continuation of Herringbone wood style flooring, cupboard housing boiler, sky-light windows, media point, speaker system, power points.

STAIRS LEADING TO FIRST FLOOR LANDING

Inset lighting, down-lighters, power points, Hive thermostat, door to:

SHOWER ROOM

A white three piece suite comprising low level WC with concealed cistern, inset wash hand basin with mixer tap, shower cubicle with shower, rear aspect obscured Upvc double glazed window, tiled floor, tiled walls, sensor lighting, heated towel rail.

MAIN BEDROOM 15'3 x 10'2 (4.65m x 3.10m)

Front aspect Upvc double glazed window, modern radiator, power points, bedroom furniture comprising fitted wardrobes with hanging rail, shelving and drawers.

EN-SUITE SHOWER ROOM

Front aspect Upvc double glazed window, tiled floor, suite comprising low level WC with concealed cistern, inset wash hand basin with mixer tap, heated towel rail, shower cubicle, extractor.

BEDROOM 2 9'11 x 9'1 (3.02m x 2.77m)

Rear aspect Upvc double glazed window, modern radiator, power points, down-lighters.

SECOND FLOOR LANDING

Access to loft via hatch, down-lighters, storage cupboard, rear aspect Upvc double glazed window overlooking rear garden, cupboard housing hot water tank and shelving, power point.

FAMILY BATHROOM

A four piece suite comprising low level WC, vanity unit with inset wash hand basin and chrome style mixer tap, moulded bath with centre drainer and chrome style mixer tap, shower cubicle, tiled floor, tiled walls, chrome heated towel rail, front aspect Upvc obscured double glazed window, down-lighters, extractor, sensor lighting.

BEDROOM 3 12'6 x 9'3 (3.81m x 2.82m)

Front aspect Upvc double glazed window, radiator, power points, fitted wardrobe with hanging rail and shelving.

BEDROOM 4 10'4 x 9'2 (3.15m x 2.79m)

Rear aspect Upvc double glazed window, modern radiator, power points, down-lighters, fitted wardrobe with hanging rail and shelving.

OUTSIDE

REAR GARDEN

Mainly laid to lawn, area of decking, rear access, outside lighting.

FRONT GARDEN

TWO OFF STREET PARKING SPACES

COUNCIL TAX BAND E

