



Campbell Grove, Horley

£425,000



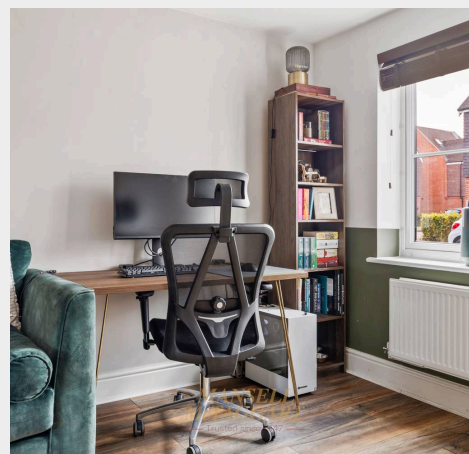
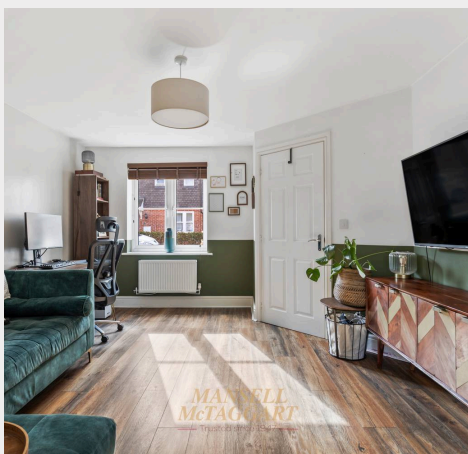
**MANSELL
McTAGGART**
— Trusted since 1947 —



- 3 bedroom semi-detached home
- En-suite to primary bedroom
- Downstairs toilet
- Driveway parking for multiple vehicles
- Open plan kitchen/dining room
- Immaculately presented throughout
- Landscaped garden
- Sought after Westvale Park location
- Council Tax Band 'D' and EPC 'B'

A beautifully presented 3 bedroom, semi detached family home tastefully upgraded and benefitting from a driveway, landscaped garden and modern décor throughout. The home is located in the popular Westvale Park, equidistance to Horley & Reigate towns, transport links, schools and amenities.

On approach to the home, you have a small front garden, driveway parking for multiple vehicles, side access to garden and door to the home. Inside, the home has an entrance hall with access to the cloakroom, integrated storage for shoes and coats, door to living room and stairs to first floor. The cloakroom houses a modern w/c and wash hand basin. The living room is a bright and airy space, able to accommodate freestanding sofas and freestanding furniture with a window to front.



A doorway leads to the open plan kitchen/dining room. There is an array of contemporary wall and base units, worksurfaces and integrated appliances. There is also space for a 6 person dining table and the room completed with French doors and window to rear, continuing the light theme to the home.

Upstairs, you have 3 bedrooms and the family bathroom. All nicely decorated, bedroom 1 is a comfortable double with en-suite, bedroom 2 a double and bedroom 3 a single. The bathroom is well appointed with modern sanitaryware and tiled finish.

Outside, the home benefits from a landscaped rear garden. Mainly laid to lawn with a new patio abutting the home. There is also a large decking ideal for entertaining.

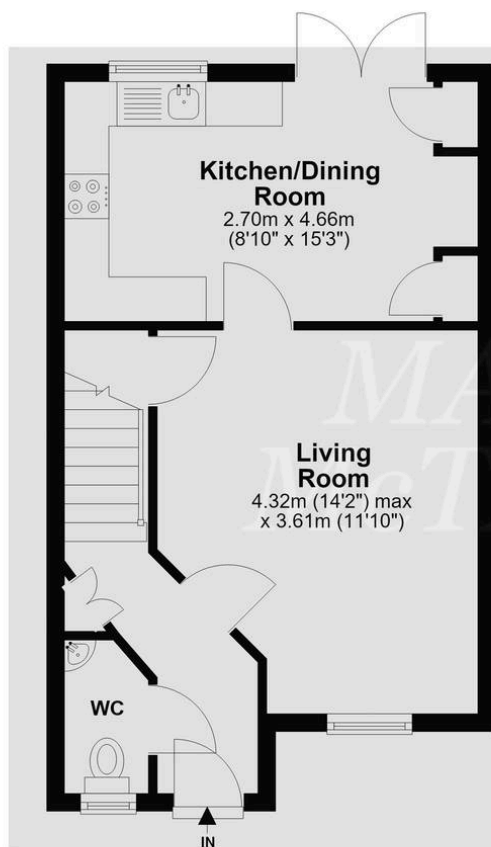
Agents Note

There is an annual service charge of £275. This information should be confirmed by your solicitor.



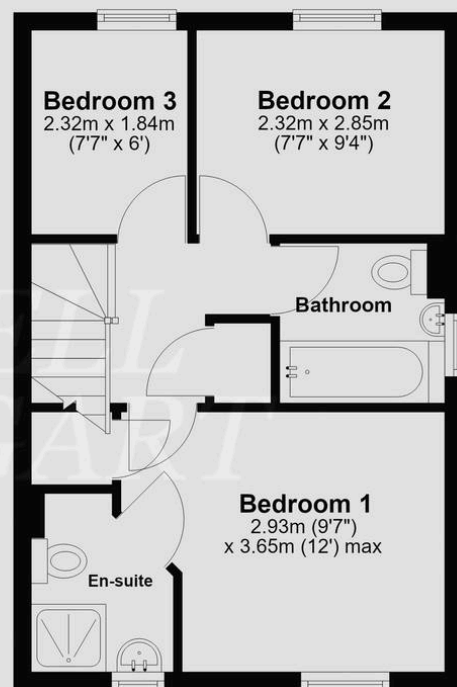
Ground Floor

Approx. 35.1 sq. metres (378.3 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



Total area: approx. 69.2 sq. metres (745.1 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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