



Westleas, Horley

£450,000



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An attractive and well-designed three-bedroom semi-detached family home, tucked away on a peaceful residential road within the sought-after Meath Green development.

The property is approached via a private driveway with parking for several vehicles, along with double gates providing access to a carport and the rear garden.

Upon entering, a useful entrance porch leads into a spacious hallway with ample room for coats and shoes. To the left, the light and airy living room offers generous space for freestanding furniture and a large corner sofa.

To the rear of the property, the open-plan kitchen/dining room feature double patio doors and windows overlooking the garden. The dining area comfortably accommodates a six-person dining table. At the same time, the stylish kitchen is fitted with a contemporary range wall and base units, a butler sink with walnut work surfaces, an ceramic hob, an electric oven, an integrated dishwasher, a fridge, a freezer, and plumbing and space for a washing machine. The room benefits from recessed spotlights and karndean flooring throughout.





Stairs from the entrance hall lead to the first-floor landing, where you will find two spacious double bedrooms—both offering ample room for a king-size bed and additional furniture—and a well-proportioned single bedroom. The refitted family bathroom features a frosted window to one side, a panelled bath with a shower screen, an oversized basin with vanity storage, a low-level WC, recessed lighting, and a heated towel rail.

The property also has planning permission granted for both a single and a two storey extension, creating excellent potential for the home long term.

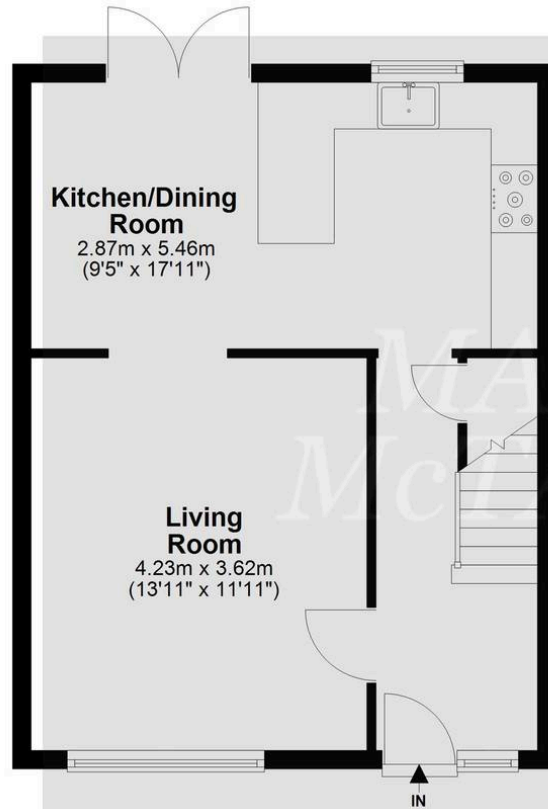
Outside, there is side access to the landscaped rear garden, which is mainly laid to lawn and sandstone patio abutting the property, bordered by well-maintained shrubs and flowerbeds enclosed by wooden panel fencing.

- Three-bedroom semi-detached family home with planning for both a single and two storey extension (more information available)
- Located on a quiet residential road within the sought-after Meath Green development
- Light and airy living room – Re-fitted open-plan kitchen/dining room with integrated appliances
- Two double bedrooms and a generously sized single bedroom all with fitted wardrobes
- Private driveway with double gates leading to a carport
- Beautifully landscaped rear garden
- Council Tax Band 'D' and EPC 'C'



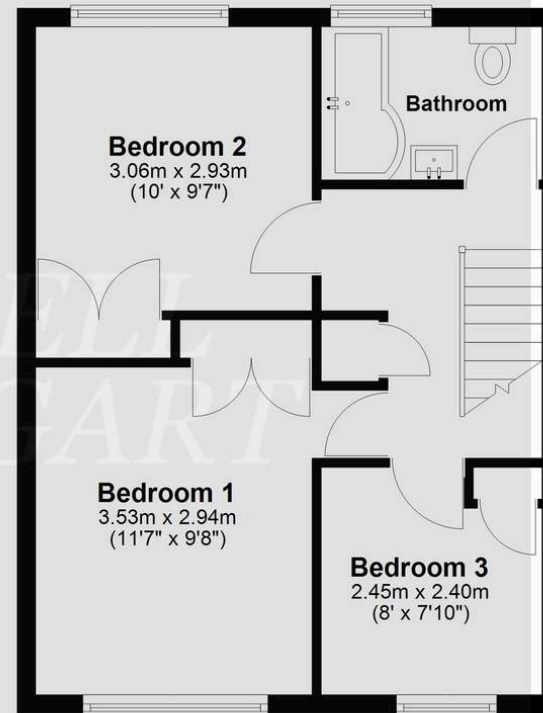
## Ground Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



## First Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



Total area: approx. 78.3 sq. metres (842.8 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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