



Southlands Avenue, Horley

In Excess of £525,000



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A beautifully presented and extended 3 bedroom semi-detached family home, which has been lovingly extended and upgraded to a high standard by its current owners. The property is ideally located, being within a stones throw to Horley town centre, train station, Gatwick Airport, playing fields, schools and amenities.

Upon approach to the property, the first thing you will notice is the newly laid driveway, with parking for numerous vehicles, newly installed windows (which continues around the entirety of the property) and newly installed front door. Entering, there is a spacious hall, with access to the living room, kitchen/dining room, multiple storage cupboards and stairs to first floor. The living room opens out through French doors onto a spacious, secluded retreat, decked area which is a glorious sun trap and wonderful for entertaining friends and family.

The kitchen/dining room is a superb addition to the home, the current owners have converted the garage and extended to rear, providing an excellent space for entertaining. The kitchen has also been recently refitted with an attractive range of wall and base units, fitted & freestanding appliances and windows throughout continuing the bright and airy theme of the property. In addition to housing a 8 person dining table, there is also a door to the utility and downstairs shower room. These have been recently refitted, with further wall and base units, appliances, and a high specification shower room, with modern sanitaryware.

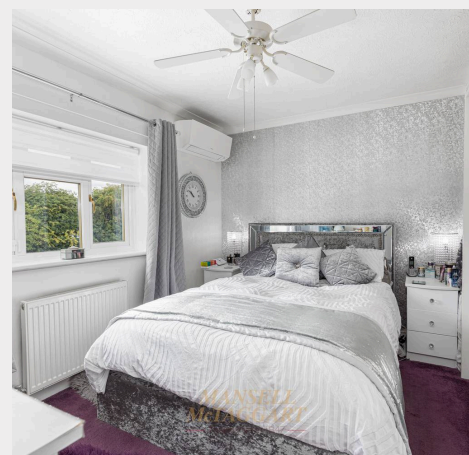
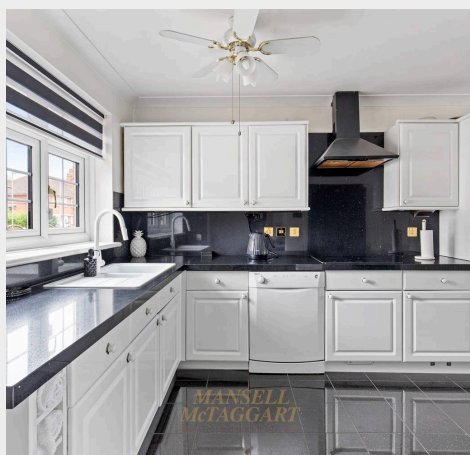




Upstairs, bedrooms 1 and 2 are well proportioned rooms, easily housing king size beds and furniture, both benefitting from fitted storage, and bedroom 1 a new air conditioning unit. Bedroom 3 is a small double room, with space for a bed and furniture, or perfect for a home office. The family bathroom is fully tiled, housing all expected sanitaryware and window to side.

Outside to rear, is the private and peaceful rear garden. There is multiple sections giving the best experience of the garden possible. Abutting the property, is a decked area, perfect for relaxing, and a sun trap due to being South West facing. There is also an area laid to lawn with shrubs and flowers, and finally a patio area with a large shed and outhouse, which has power, lighting and is fully insulated, ready to be a full home office or play room.

- 3 double bedrooms
- Semi-detached
- Newly laid driveway
- Converted garage and extended to rear
- Downstairs shower room & utility room
- Bright and airy living space
- Immaculate internal condition throughout
- Close proximity to Horley town centre, train station, Gatwick Airport, playing fields, schools and amenities
- Council Tax Band 'D' and EPC 'D'





Main area: Approx. 102.3 sq. metres (1101.4 sq. feet)

Plus outbuildings, approx. 11.7 sq. metres (125.5 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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