



Staffords Place, Horley

Guide Price £320,000 – £335,000



**MANSELL
McTAGGART**
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Staffords Place, Horley

We are proud to offer this fantastic 2 bedroom end of terraced house within an exclusive gated development in the centre of Horley, just off Limes Avenue.

The property is just a short walk from the town centre and Horley train station which has links to Gatwick and London.

On entering the property, you are greeted with an entrance hallway with stairs to the first floor and a door to the living/dining room. The well-proportioned living/dining room over looks the front of the house with door leading through to the fitted kitchen with window and patio doors leading to the private rear garden. The kitchen is fitted with a range of wall and base units with roll top work surfaces, inset stainless steel sink/drainage unit, space and plumbing for a cooker, washing machine and fridge/freezer.

On the first floor there are 2 bedrooms with the master being a good-sized double with built in wardrobes and the second being a large single an ideal office or children's room. The family bathroom has been completed renovated to a very high standard comprising of a bath with shower over, W.C, wash hand basin, modern tiling and a heated towel rail. Also, on the first floor landing there is an airing cupboard and loft access.



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Outside the property benefits from a private rear garden which is fully patioed with attractive shrub borders and a garden shed/summer house. There is also gated side access which offer additional side storage space and walkway to the front. At the front the garden has one allocated parking space as well as a very large front garden which could be turned into additional parking if required (STPP).

Agents Note:

There is annual Service Charge of £483.00 with a review period in April.

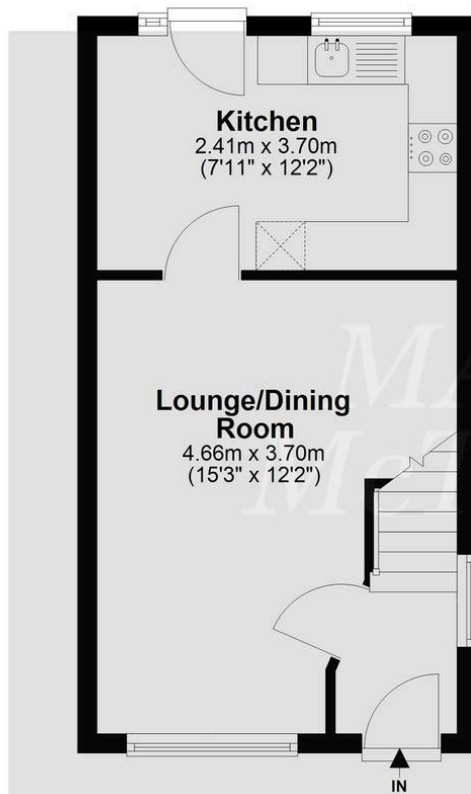
Tenure: Freehold

- A fantastic 2 bedroom end of terrace house
- NO CHAIN
- Close to Horley town centre and mainline train station
- Recently renovated bathroom
- 2 good sized bedrooms
- 1 allocated parking space
- Large front garden with the potential to make further parking (STPP)
- Gas fired central heating
- Council Tax Band 'C' and EPC 'C'



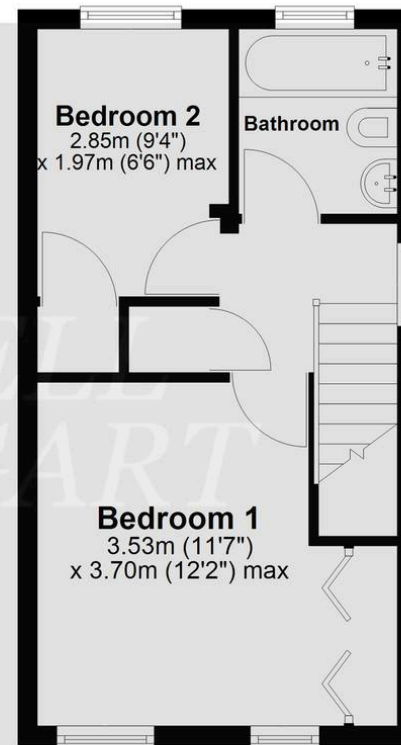
Ground Floor

Approx. 26.5 sq. metres (285.6 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.1 sq. feet)



Total area: approx. 53.2 sq. metres (572.6 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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