



Povey Cross Road, Horley

Guide Price £400,000 – £425,000



**MANSELL
McTAGGART**
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A well presented and spacious three bedroom property, benefitting from an array of tasteful character features, boasting excellent potential for extension and improvement (STPP) in a popular road in Horley. The property is within close proximity of Horley town centre, Gatwick Airport, transport links, schools and amenities.

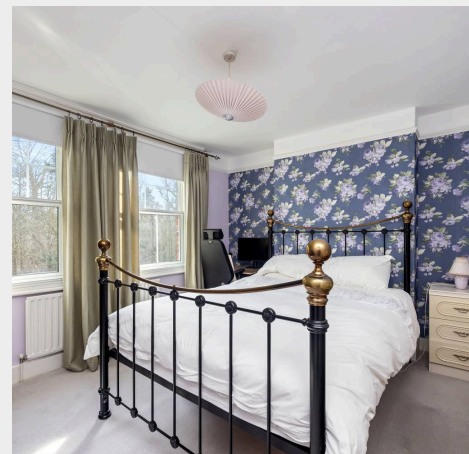
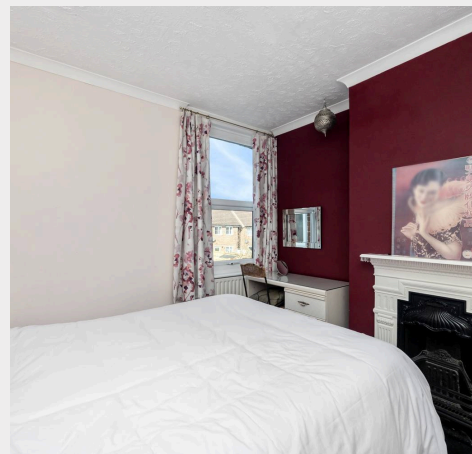
Upon approach to the property, there is a driveway with parking for multiple vehicles and a path to the rear garden and front door. Entering the property, a hall leads to the living room, dining room and stairs to first floor. The living room is of a good size, easily housing multiple sofas and freestanding furniture. The room also benefits from a feature fireplace and bay window to front. The dining room is of equally generous proportions, with space for a table and chairs, storage cupboard, window to rear and doorway to the kitchen. Here there is also a further feature fireplace. The kitchen is a good size with a number of wall and base units, fitted and freestanding appliances with access to the garden and downstairs bathroom. The downstairs shower room is finished to white suite with appropriate sanitaryware and under floor heating.

Upstairs, a sizable landing leads to all three double bedrooms, cloakroom and loft, which could easily be converted subject to relevant permissions. All bedrooms are comfortable double rooms, housing beds and furniture with windows allowing in lots of natural light.

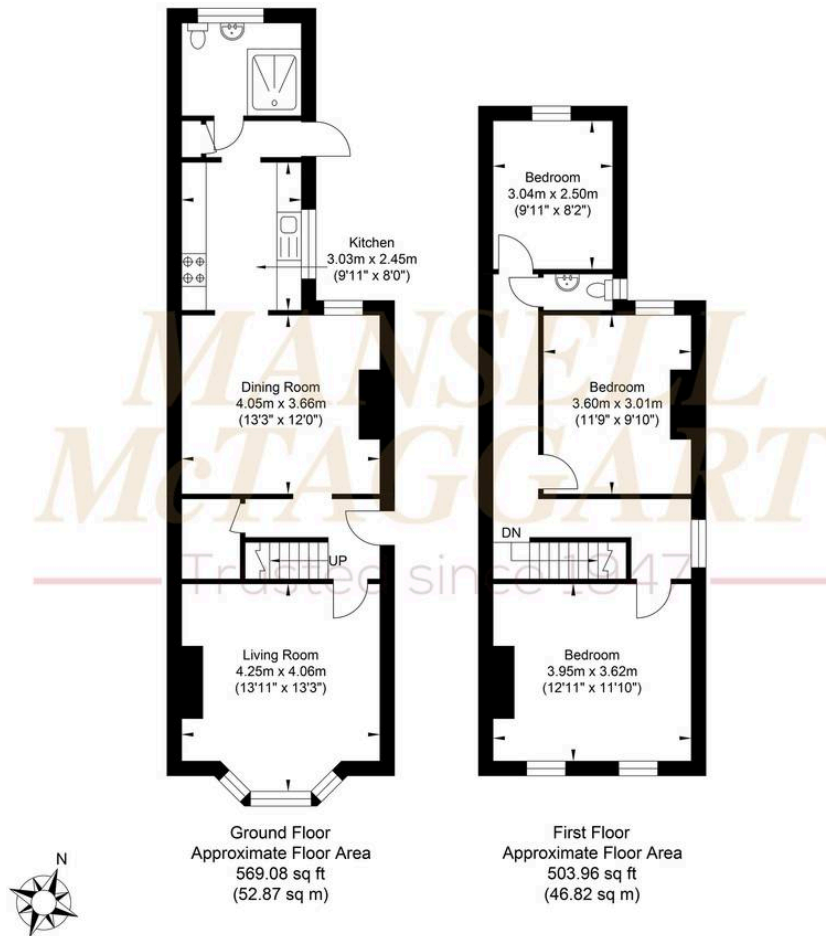


To rear, there is a well-proportioned garden, which is mainly laid to lawn, with a patio area abutting the property. There is a number of mature shrubs and is enclosed within wood panel fencing.

- Character home
- Excellent potential for extension and improvement (STPP)
- Host of tasteful character features
- Bathroom and cloakroom
- Close proximity to Horley town centre, Gatwick Airport, transport links, schools and amenities
- Council Tax Band 'D' and EPC 'D'



Povey Cross Road



Approximate Gross Internal Area = 99.69 sq m / 1073.04 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

Mansell McTaggart Horley

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