



Lee Street, Horley

£375,000



**MANSELL
McTAGGART**
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A well-proportioned three bedroom semi-detached family home, built circa 1890-1900, with a host of character features and fantastic potential for extension and improvement (STPP) within a popular road within close proximity of Horley town centre, Transport links, Gatwick Airport, shops, schools and amenities.

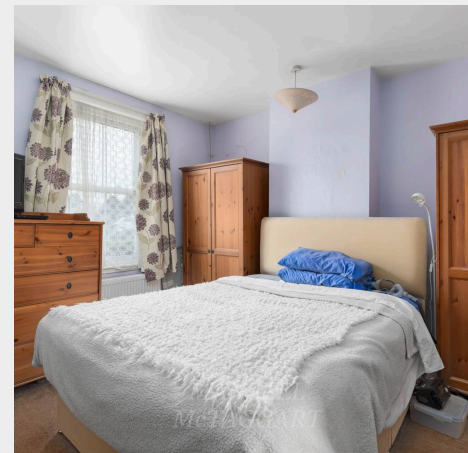
On approach to the property, there is driveway parking for multiple vehicles, side access to the garden, and porch. The porch has shoes and coats, with a further door to the hall. Here there are doors to the open plan living/dining room and stairs to first floor. The open plan living space is a lovely size, with ample space for a 6+ person dining table, multiple family sofas and any freestanding furniture. There is also a feature fireplace and multiple windows flooding the room with light. A doorway leads to the kitchen, which is in need of modernisation, currently housing wall and base units and doors to the utility room and bathroom. The utility room is to mainly UPVC construction with power and lighting, with a door to rear garden. The bathroom also needs modernising, accommodating all necessary sanitaryware.

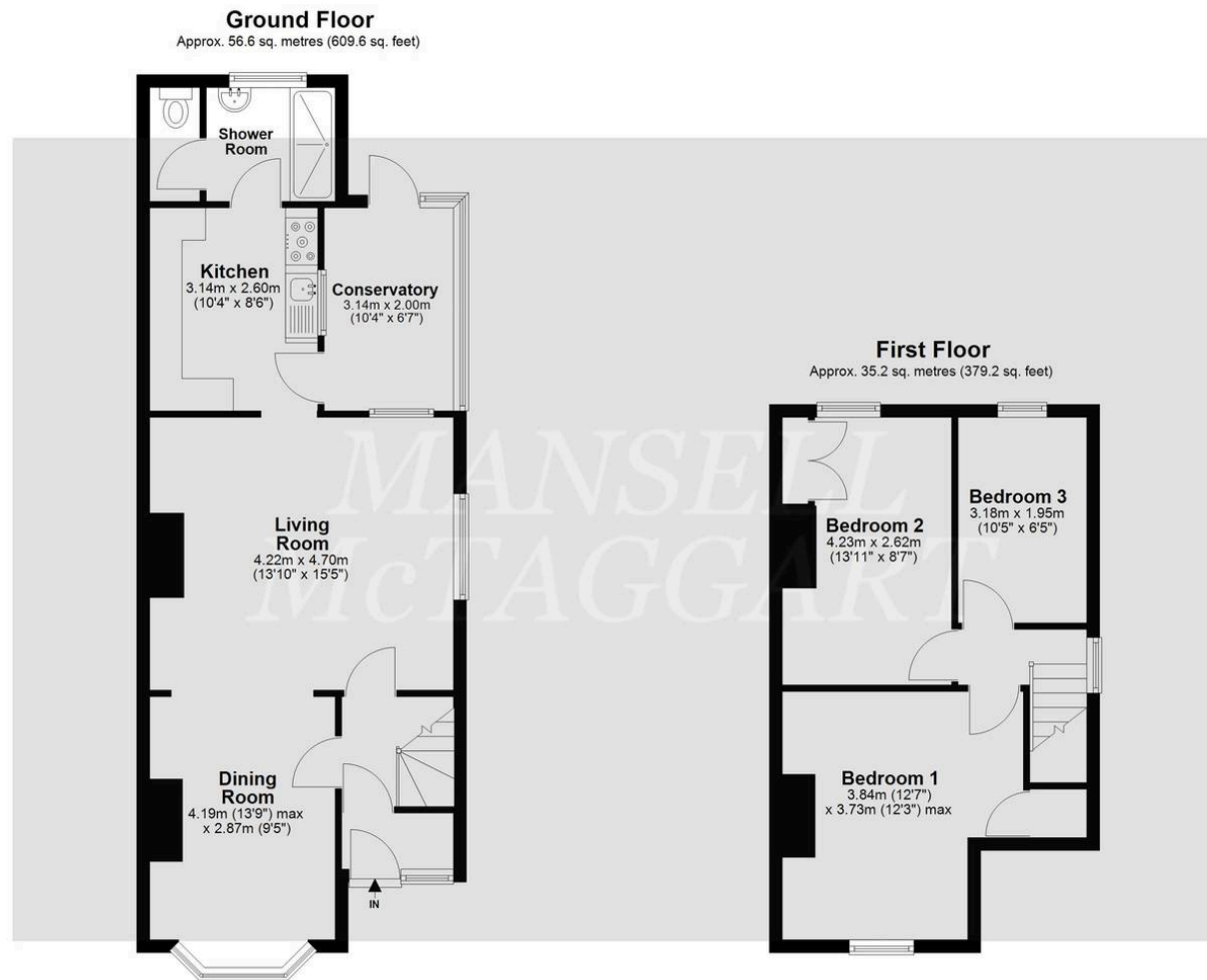


Upstairs, a landing gives access to all three bedrooms. There are two double bedrooms easily accommodating a double bed and furniture, and a large single room perfect for a single bed or office.

Outside, to rear is a private rear garden which is mainly laid to lawn with a patio abutting the property. There is ample room for a sizable extension and accommodates a shed with power and lighting and is enclosed in wood panel fencing.

- Three well-proportioned bedrooms
- Semi-detached
- Driveway parking for multiple vehicles
- Sizable rear garden
- Character features
- Built circa 1890-1900
- Excellent potential for extension and improvement (STPP)
- Central location
- Close to Horley town centre, transport links, schools and amenities
- Council Tax Band 'D' and EPC 'D'





Total area: approx. 91.9 sq. metres (988.8 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 purchaser.
Plan produced using PlanUp.

Mansell McTaggart Horley

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