



Ferndown, Horley

Offers in Region of £600,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



A well presented and vastly extended 4 bedroom detached family home, which has been lovingly upgraded over time being with the same owners since 1984 now available to the market. The property is located on a corner plot in a quiet cul-de-sac within close proximity of Horley town centre, transport links, Gatwick Airport and amenities.

Upon approach to the property, you will notice the quiet location where the property is tucked away in the corner plot. There is a sizable driveway with a gated side entrance exposing the garage and garden and a porch to front. Entering the porch, there is space for shoes and coats, with access to the hallway. From here, there are doors to the downstairs shower room, kitchen and living/dining room. The downstairs shower room was added by the current owners, and is a modern finish with expected sanitaryware. Here there is also the newly installed wall mounted boiler. Continuing to the kitchen, there is a range of wall and base units, granite tops and fitted/freestanding furniture. There is also a small orangery to rear allowing in lots of natural light and a door to the garden. The living/dining space is a superbly proportioned room, where it has benefitted from the sizable two storey rear extension. The dining space allows room for an 8+ person table, and the living room ample of family furniture and doors to rear which allow in lots of natural light.



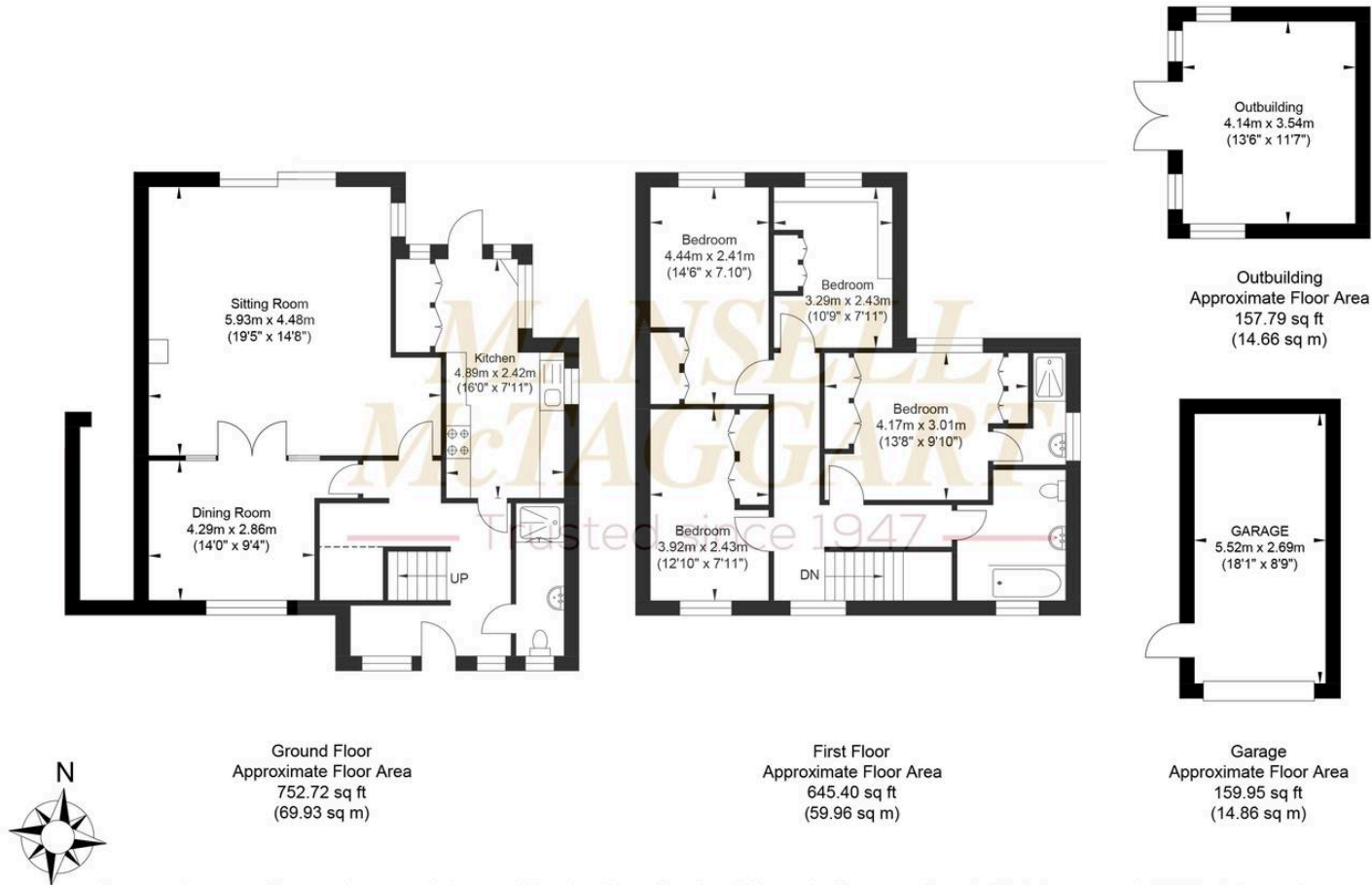
Upstairs, a spacious hallway gives access to all 4 bedrooms, there are 3 generous doubles and 1 large single/small double room. Bedroom 1 benefits from an en-suite shower and all rooms come with fitted wardrobes. The bathroom is partially tiled with relevant sanitaryware.

Outside to rear, is a generous garden. Being on the corner plot, it extends to the rear and side of the property. It is mainly laid to lawn, with a patio abutting the property. There is also a koi pond, multiple storage sheds and a large outbuilding which is perfect for an office or another useful space as it has power, lighting, wifi and an A/C unit.

- 4 well proportioned bedrooms
- Garage & large outhouse with power, light, WIFI and A/C unit
- Well proportioned garden boasting a corner plot
- Quiet cul-de-sac location
- Driveway parking for multiple vehicles
- Vastly extended with further untapped potential
- Extended porch & downstairs shower room
- Close proximity to local schools, Horley town, transport links, Gatwick Airport and amenities
- Council Tax Band 'E' and EPC 'C'



Ferndown



Approximate Gross Internal Area (Excluding Outbuilding & Garage) = 129.89 sq m / 1398.12 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horley

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