



Balcombe Road, Horley

£900,000



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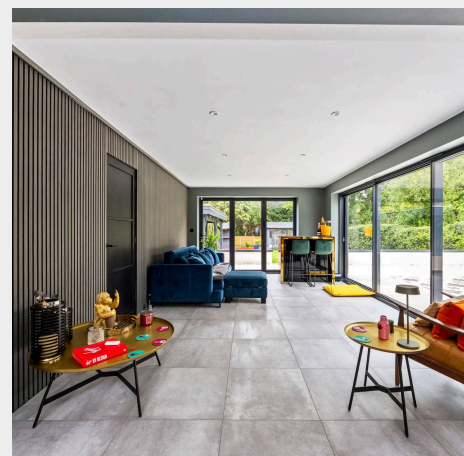




- Council Tax Band 'E' and EPC 'B'

A beautiful and spacious, 4 double bedroom detached bungalow, which has been extended and renovated throughout to create a fantastic home ideal for entertaining, or a family looking for more space. The property is located only a short walk from Horley town centre and mainline transport links. The current owners have finished the property to a very high standard, with attention to detail throughout offering the perfect home to move straight into.

On entering the property, you are greeted with an enclosed entrance porch with attractive modern grey door opening up to the entrance hallway. This leads through the centre of the property down to the open plan living/dining space and kitchen, with the bedrooms and bathrooms leading off from it. Throughout the bungalow white wooden shutters have been added to the windows to create a high level of privacy and style to the rooms. The kitchen is located towards the back of the property and opens up to the open plan living/dining space as well as a window to the side. The kitchen is fitted with a range of grey handleless wall and base units, with lots of drawer and cupboard storage, topped with white Corian work surfaces with a sink/drainage unit with waste disposal and an attractive gold mixer tap. The central kitchen island leads round to a large breakfast bar with seating for 3 people. Integrated appliances include two waist height electric ovens, a 5 ring electric induction hob with ceiling extractor fan over, dishwasher, wine fridge and space for a washing machine and American style fridge/freezer. The large open plan living/dining room leads from the kitchen, with two sets of bi-fold doors opening up to the rear garden and two large roof lanterns flooding the room with natural light.

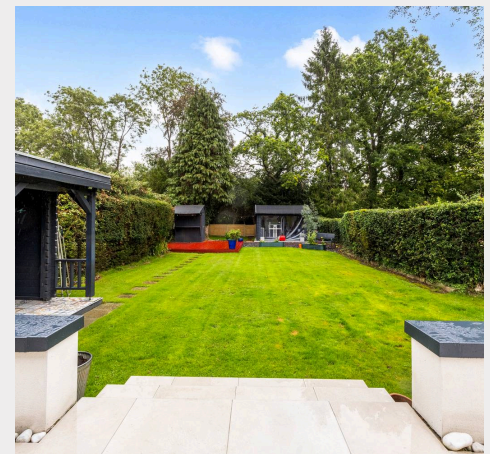
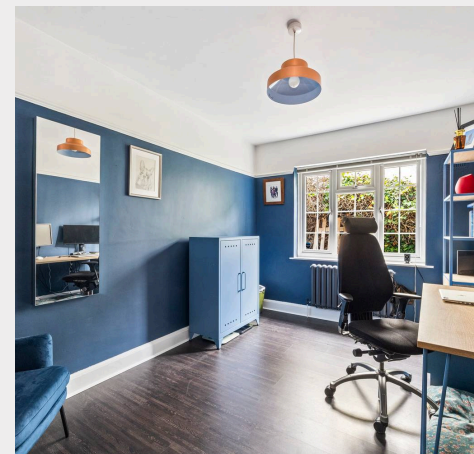
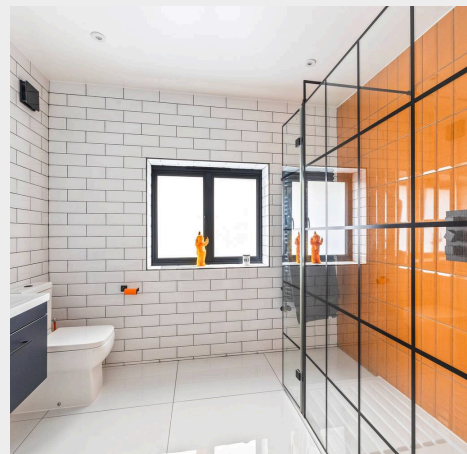




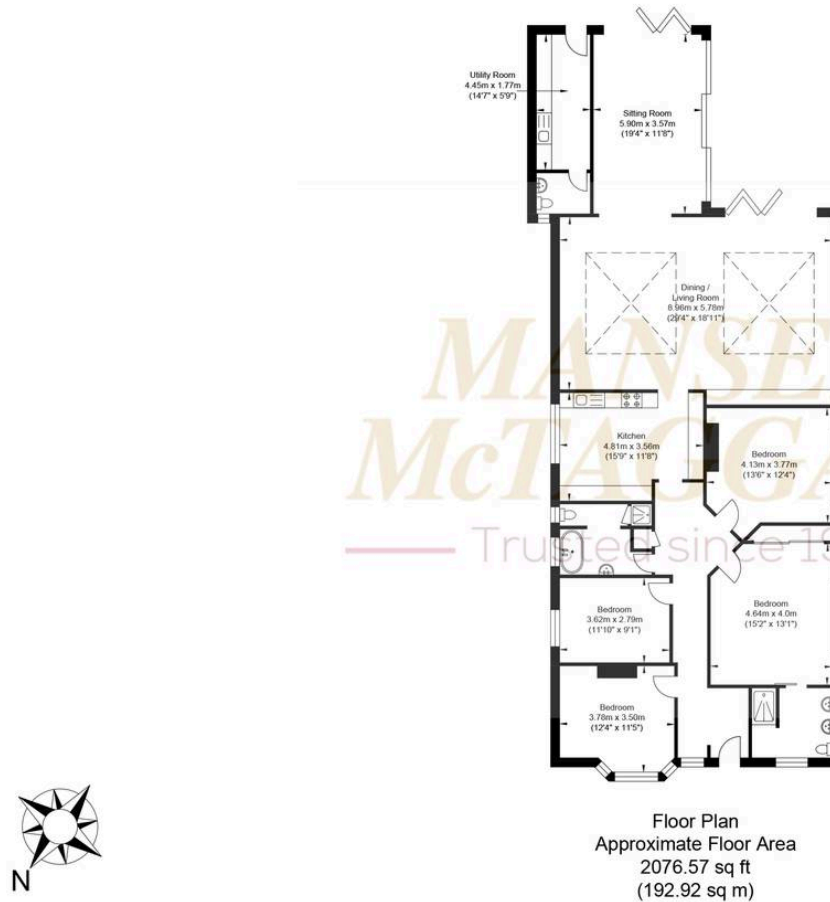
The space is set up in to two areas with space for a large dining room table and chairs and the other area offers a lounge/sitting area with a feature gas stove fireplace. The room is finished off with light wooden flooring. The current owners have also just undergone further works, with the addition of a further reception room to the rear. Set to the open plan layout with windows in all directions flooding the room with light and doors seamlessly integrating the newly laid patio.

The main bedroom offers ample space for a king size bed with additional space for bedroom furniture, within the room there are sliding wall hung doors opening up to a double closet space. Leading from the bedroom is a large en-suite shower room, with walk in rain shower, floor to ceiling glass shower door, two wash hand basins with heated bathroom mirror over, low level W.C, matt black heated towel rail and fully tiled walls and floors. Bedroom two is also a very large bedroom with ample space for a king size bed, the room is also fitted with a full wall of wardrobes with mirrored sliding doors and the room is finished off with a character fireplace. Bedrooms three and four are both good sized doubles, currently the owners use them as an additional reception room and an office however, both rooms offer versatility for different uses. The family bathroom is fitted with a modern roll top bath, low level W.C, large wash hand basin, large shower cubicle with glass door, heated towel rail and fully tiled grey walls and flooring.

Outside to the front, the property has a private block paved driveway with parking for 4 cars, electric car charging point and gated side access leads to the rear garden on both sides of the bungalow. The 130 ft rear garden has a patioed area abutting the rear of the bungalow with a few steps leading down to the lawn, with raised beds. Within the garden there is an enclosed hot tub area, with tiled floor, electrics and space for a 6 person hot tub. At the end of the garden there is a bar area, pizza oven and a further enclosed seating area an ideal space for a summer party.



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Approximate Gross Internal Area = 192.92 sq m / 2076.57 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horley

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