



Blundell Avenue, Horley

£450,000



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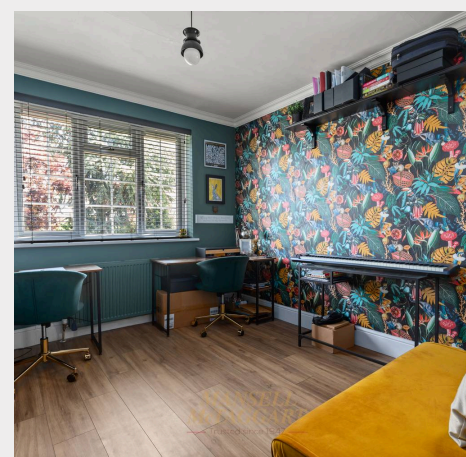
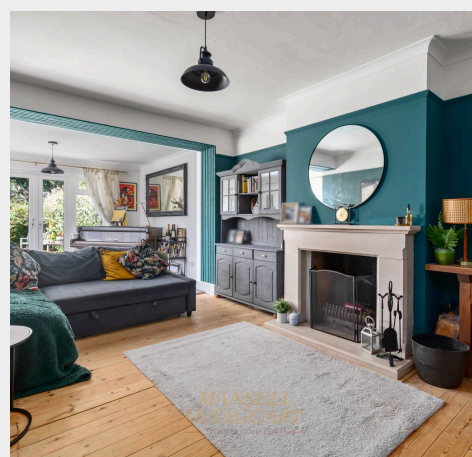




- An attractive and beautifully redesigned two-bedroom semi-detached bungalow
- Generous frontage offering off-street parking for multiple vehicles, with side access to the rear garden and garage
- Welcoming entrance porch leading to a central entrance hall
- Bright and spacious living/dining room filled with natural light
- Well-appointed kitchen and modern bathroom
- Garage with up-and-over door
- Landscaped front and rear gardens provide a pleasant outdoor space
- Council Tax Band 'D' and EPC 'tbc'

A Well-Presented and Extended Two-Bedroom Semi-Detached Bungalow offering Scope for Further Enlargement (Subject to Planning)

This attractive bungalow is situated on a quiet, no-through road and benefits from excellent transport links, being within proximity to Horley town centre, bus stops, the train station, Gatwick Airport, and a range of local amenities. Upon arrival, the property is approached via a block-paved driveway providing off-street parking for several vehicles, bordered by a lawned area with mature shrubs and flowerbeds. A garage with an up-and-over door, power, and lighting is situated to the side, with gated access leading to the rear garden.



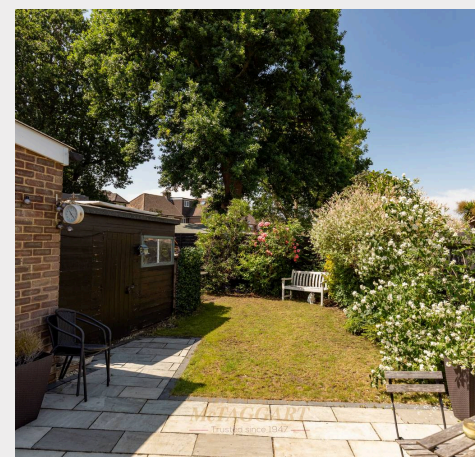
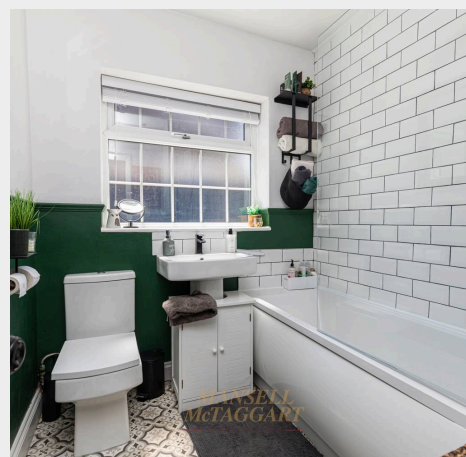
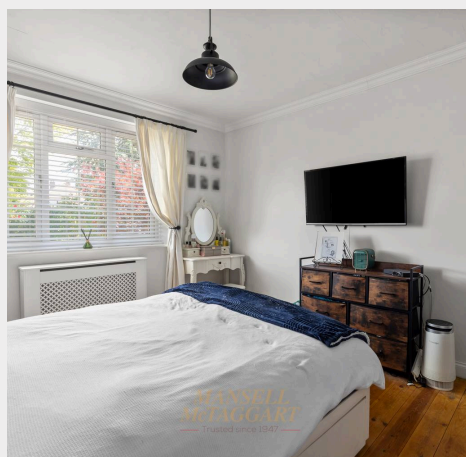


A covered entrance canopy leads into a welcoming entrance hall, which provides space for coats and shoes. The spacious living/dining room is bright and airy, featuring patio doors that open onto the beautifully landscaped rear garden. A stone fireplace with an open hearth provides a central focal point, while the room comfortably accommodates a six-seater dining table, freestanding furniture, and sofas.

The kitchen is well-fitted with a stylish range of base units, a gas hob, electric oven, integrated fridge and freezer, and plumbing for a washing machine. There is also part-tiled walling and a side door providing additional access to the garden.

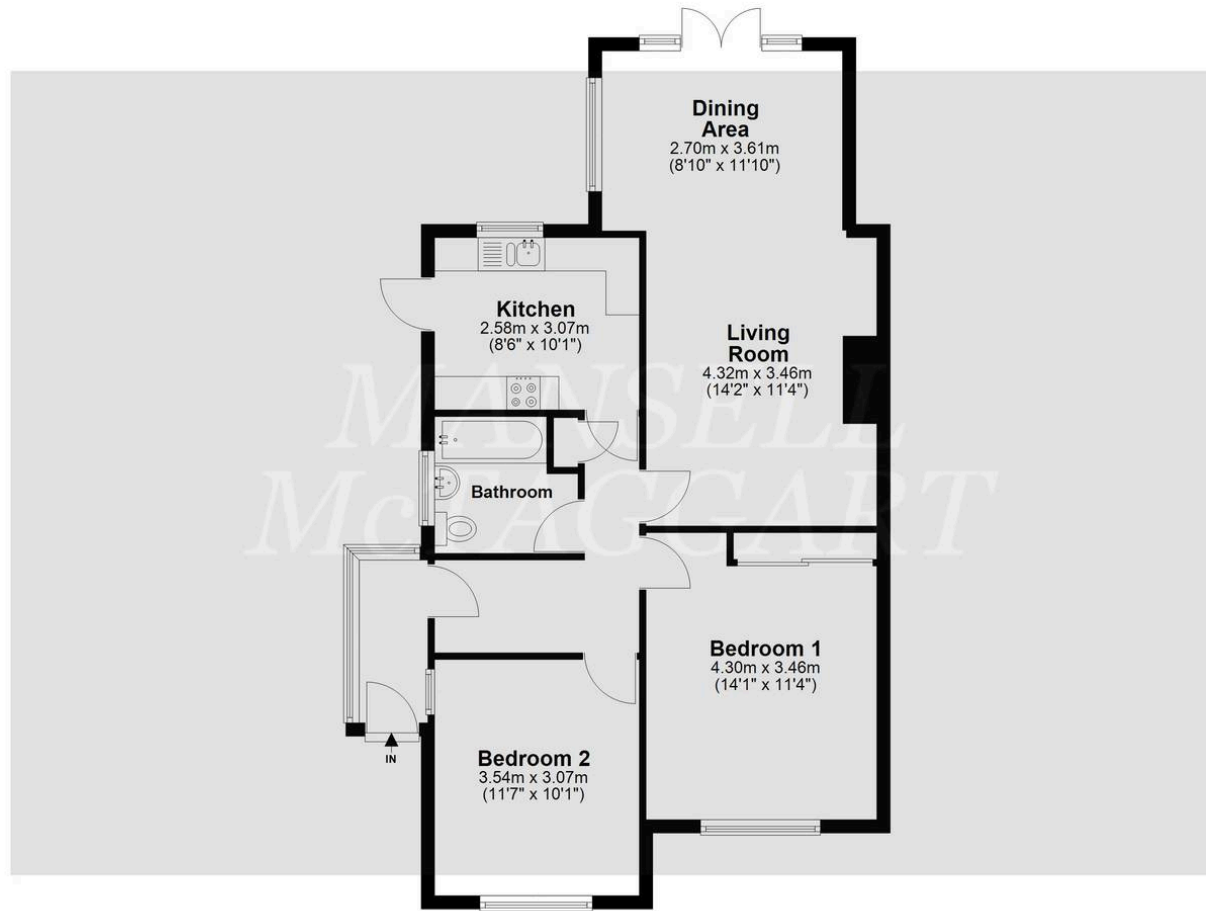
There are two generously sized bedrooms, each with ample space for a freestanding double bed and additional furniture. The bathroom features a frosted rear-facing window, a panelled bath with shower over, a pedestal wash hand basin, and a low-level WC.

To the rear, the attractive and well-maintained garden features a patio and lawn area bordered by extensive, mature shrubs and flowerbeds, all enclosed by wooden panel fencing, which creates a private and tranquil outdoor space.



### Ground Floor

Approx. 74.2 sq. metres (798.3 sq. feet)



Total area: approx. 74.2 sq. metres (798.3 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

Mansell Mc Taggart, 3 Central Parade Massetts Road – RH6 7PP

01293 228228

[horley@mansellmctaggart.co.uk](mailto:horley@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/horley](http://www.mansellmctaggart.co.uk/branch/horley)

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