



Wolverton Gardens, Horley

Guide Price £525,000 – £550,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- 3 well-proportioned bedrooms
- Semi-detached
- Built 1932 with an array of character features
- Perfectly poised for sizable extensions (STPP)
- Beautifully maintained and well-proportioned rear garden
- Newly installed boiler
- Garage and driveway
- Stone's throw from Horley town centre, Gatwick Airport, bus stops and amenities
- Council Tax Band 'E' and EPC 'D'

A well maintained 3 bedroom semi-detached family home, originally built in 1932 oozing with potential for sizable extensions in all aspects and benefitting from a substantial and private east facing garden. The property is located on a popular road within a stone's throw of Horley town centre, Gatwick Airport, bus stops, shops, schools and amenities.

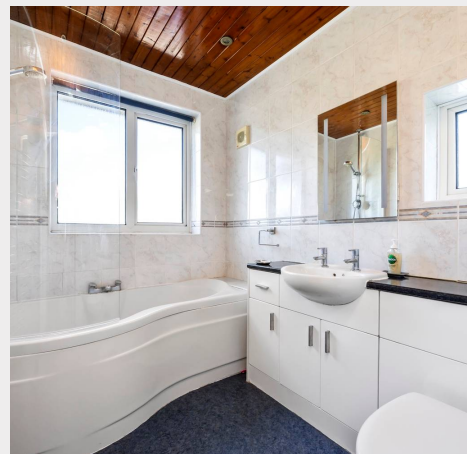
Upon approach to the property, there is a sizable frontage with driveway parking for multiple vehicles, up and over door to garage, side access to the garden, and door to the property. Inside, there is a spacious hallway, giving access to the living room, dining room, kitchen and stairs to first floor. The living room is to the front aspect, with a large bay window allowing in lots of natural light, with space for multiple family sofas and freestanding furniture. Adjacent to rear is the dining room. There is potential to set this to an open plan layout, however, currently has space for a 6-8 person dining table with sliding doors to rear.



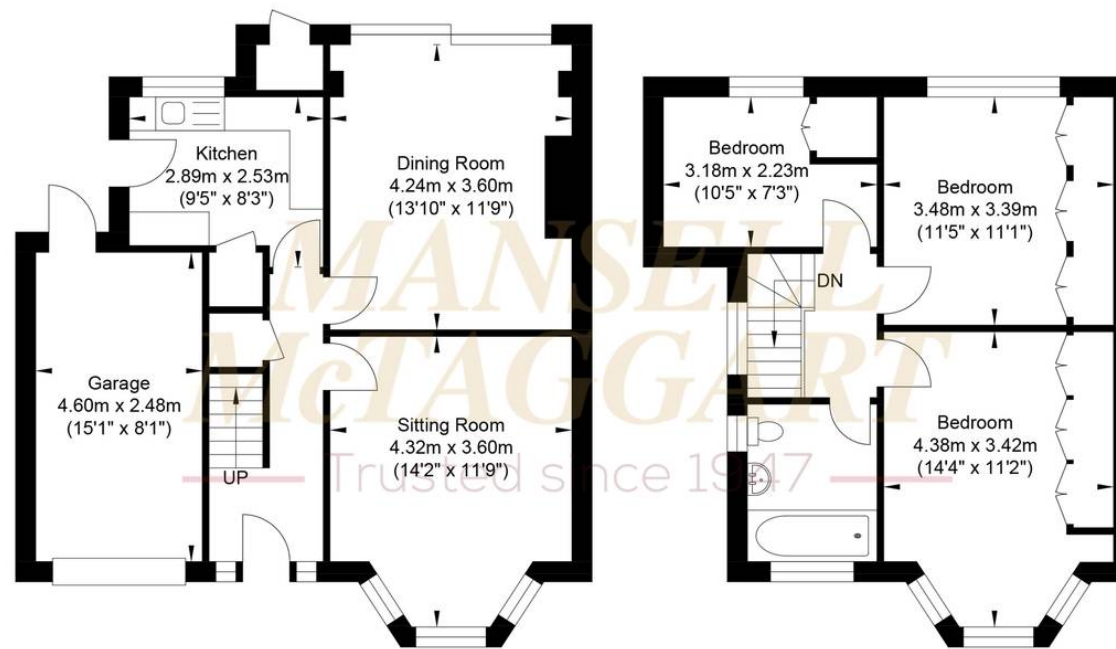
The kitchen is also to the rear, it has a good number of wall and base units, with space for white goods, and both a door and window to the rear garden. The kitchen/dining room could easily be improved with a sizable extension to rear and set to an open plan layout, with the garden comfortably able to accommodate a sizable extension.

Upstairs, there is a spacious landing, giving access to all 3 bedrooms, family bathroom and loft, which could be converted into a further bedroom subject to relevant permissions. 2 bedrooms are generous rooms, easily housing king size beds and furniture, and one a smaller single room. The family bathroom is fit to white suite, with an array of sanitaryware.

Outside to rear, is a superb private garden. It is a fantastic size with mature trees, shrubs and flower beds. There are also tree lines oak trees to adjoining plots creating a lovely sense of seclusion and privacy. As mentioned, there is ample of potential for sizable rear extensions or outbuildings with the plot offered. Adjoining the side of the property is the garage also accessed from the rear, where you have power and lighting. There is also further potential for extension to the side two storey (STPP).



Wolverton Gardens



Ground Floor
Approximate Floor Area
617.20 sq ft
(57.34 sq m)

First Floor
Approximate Floor Area
454.34 sq ft
(42.21 sq m)

Approximate Gross Internal (Including Garage) Area = 99.55 sq m / 1071.54 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horley

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