



Povey Cross Road, Horley

In Excess of **£750,000**



**MANSELL
McTAGGART**
— Trusted since 1947 —



- Three/four bedroom detached bungalow
- Large outbuilding housing a garage area, storage unit and accommodation
- 1/3rd acre plot
- Located at the end of a peaceful private road
- Large frontage with parking for multiple vehicles
- Electric car charger
- NO CHAIN
- Excellent potential for extension and further improvement (STPP)
- Close proximity to Horley town, Gatwick Airport/station, schools and amenities
- Council Tax Band 'E' and EPC 'C'

A rarely available three/four bedroom detached bungalow sat in a 1/3rd acre plot, nestled at the end of a quaint private road in the popular Hookwood. The property is within close proximity of Horley town, transport links, Gatwick Airport/train station, local schools and popular amenities.

Upon approach to the property, you drive up a quaint private road, nestled away in the far corner you will find the property with a grand entrance to the driveway. Here there is parking for multiple vehicles, electric car charger, access to the outbuildings and property itself.

Upon entering the property, you are greeted by a spacious entrance hall which leads to all room. To the front of the property are the 3 bedrooms, all are generous rooms comfortably housing king size beds and furniture with windows allowing in lots of natural light.



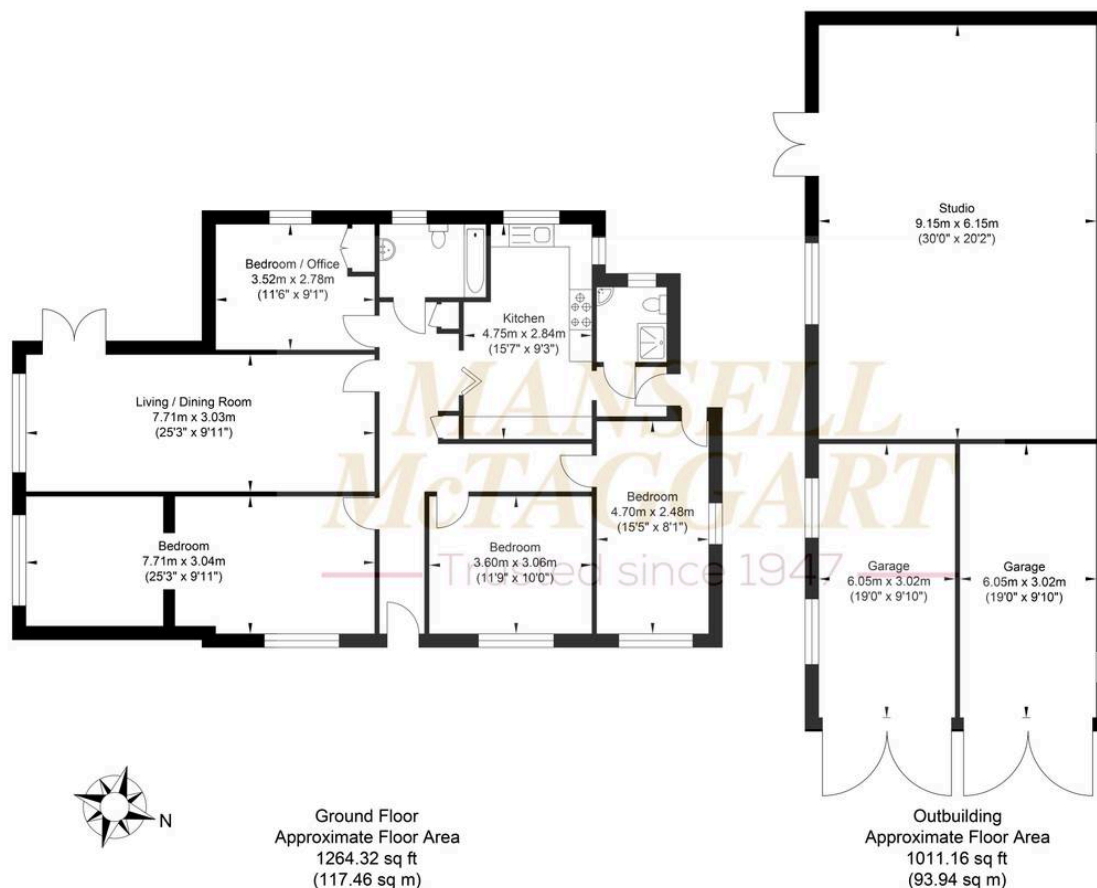
Toward the rear, you have a sizable living/dining room, this is a bright and airy room with French doors and window overlooking the garden and ample space for family sofas, 6+ person dining table and any other furniture you may wish. The study/bedroom 4 adjoins this, with space for a single bed and furniture or any requirements for a home office with a window to rear. The family bathroom houses a full length panel bath, w/c and wash hand basin. The kitchen is of a modern finish, with lots of wall and base units, plenty of work space and both fitted and freestanding appliances. Furthermore, there is access to a utility area and the secondary bathroom, which houses all needed sanitaryware.

Outside to rear, is where the property shines, there is a vast garden spanning circa 1/3rd an acre with a host of mature trees and shrubs and a high reaching tree boarder giving an excellent sense of privacy rarely seen in the area. This also houses the outbuilding which spans over 1000sqft itself. Stud walls separate the internal space allowing easy scope for remodelling, its currently split containing a garage, storage and a studio perfect for a games room and entertaining, and could be converted into an annexe.

The property offers much more and we would highly recommend a viewing to appreciate the home.



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Approximate Gross Internal (Excluding Outbuilding) Area = 117.46 sq m / 1264.32 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horley

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

01293 228228

horley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/horley

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