



Carlton Tye, Horley

£525,000



**MANSELL
McTAGGART**
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- 3/4 Bedrooms
- Detached
- Converted Garage
- Located on a peaceful off road
- Extended to rear, with further potential available
- Private rear garden
- popular residential area of Langshott
- Close proximity to Horley town, train station, shops, schools and amenities
- Council Tax Band 'E' and EPC 'C'

A generously proportioned and extended 3 / 4 bedroom detached family home, in good internal condition throughout, situated in a quiet and secluded road, off of Carlton Tye, Langshott. The home is within close proximity of Horley town centre, Horley train station, bus routes, school, shops and amenities.

On approach to the home, you will appreciate the quiet off road entrance, where this lovely property is nestled away. You will immediately notice the ample parking the home offers, garage which has power, lighting and eves storage.

Entering the home, there is an entrance hall, with space for shoes and coats. Here there are doors to bedroom 4 / family room, living room, downstairs cloakroom and stairs to the first floor. The downstairs bedroom is fully insulated and has ample room for a double bed and freestanding furniture as well benefitting from fitted wardrobes, additional eves storage and newly laid flooring.

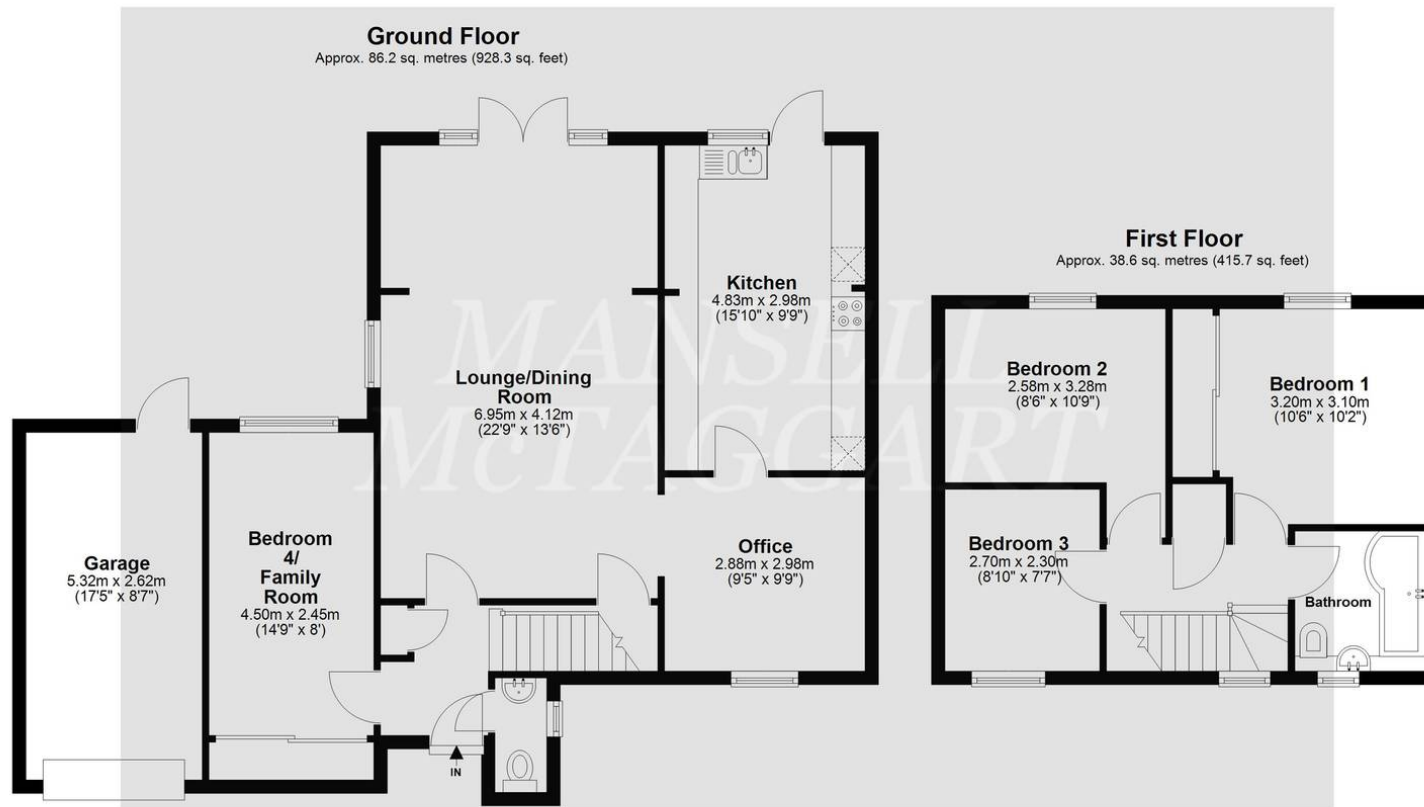


This is a versatile space currently used as a gym / den, however could be dressed as a bedroom, home office or playroom. The living room has been extended, and is of very generous proportions. There is space for large family sofas, dining table and other furniture, with multiple windows and french doors to the rear, allowing in lots of natural light. This is laid to a semi-open plan design to the dining room, which has space for a 6+ person dining table and door to the kitchen. The kitchen has also been extended, offering ample work space, wall and base units, an integrated dishwasher and space for freestanding appliances.

Upstairs, a bright and spacious hall leads to all 3 bedrooms, family bathroom, linen closet and loft, which could potentially be converted subject to relevant permissions. Bedrooms 1 and 2 overlook the garden and are equally generous rooms, easily housing king size beds and furniture. Bedroom 1 includes fitted wardrobes. Bedroom 3 is to the front and is a generous single room with space for a bed and furniture, or perfect for a home office. The bathroom is of a modern décor, being mainly tiled with modern sanitaryware.

Outside, there is a well proportioned garden. This is mainly laid to lawn with a patio area abutting the property. The walled boundary adds privacy and low maintenance, and the garden is not overlooked by neighbouring properties – a rare find in this area.





Mansell McTaggart Horley

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