



Anning Close, Horley

In Excess of **£700,000**



**MANSELL
McTAGGART**
— Trusted since 1947 —



- A fantastic 5 bedroom detached family home
- No onward chain
- Immaculately presented throughout
- Open plan kitchen/dining room with integrated appliances
- 2 reception rooms
- 4 further bedrooms and a bathroom
- Private driveway and garage
- Council Tax Band 'tbc' and EPC 'B'

This beautifully presented 5 bed detached family home is offered to the market with no onward chain.

On entering the property you are greeted with a spacious entry hall, leading to two reception rooms, a cloakroom, a utility room and an open plan kitchen/dining room. Both receptions rooms overlook the front of the property, the larger of the two is an ideal living room and the second reception room would be perfect as an office or family room. The kitchen/dining room is fitted with a range of light grey floor and base units, attractive quartz work surfaces, integrated appliances, Karndean flooring, ample space for a large table and chairs and French doors opening up to the patio.

There are five good sized bedrooms on the first-floor landing, the master is fitted with built-in wardrobes and an en-suite. There is also a family bathroom fitted with a bath with shower over and glass shower door, W.C, wash hand basin, heated towel rail and attractive tiled walls.



Also to note, throughout the property the windows have been fitted with attractive white shutters and Amtico flooring on the stairs and in all bedrooms.

A paved pathway flanked by grass leads to the front of the property. There is plenty of parking available on the driveway, which also offers side access to the garage and back garden.

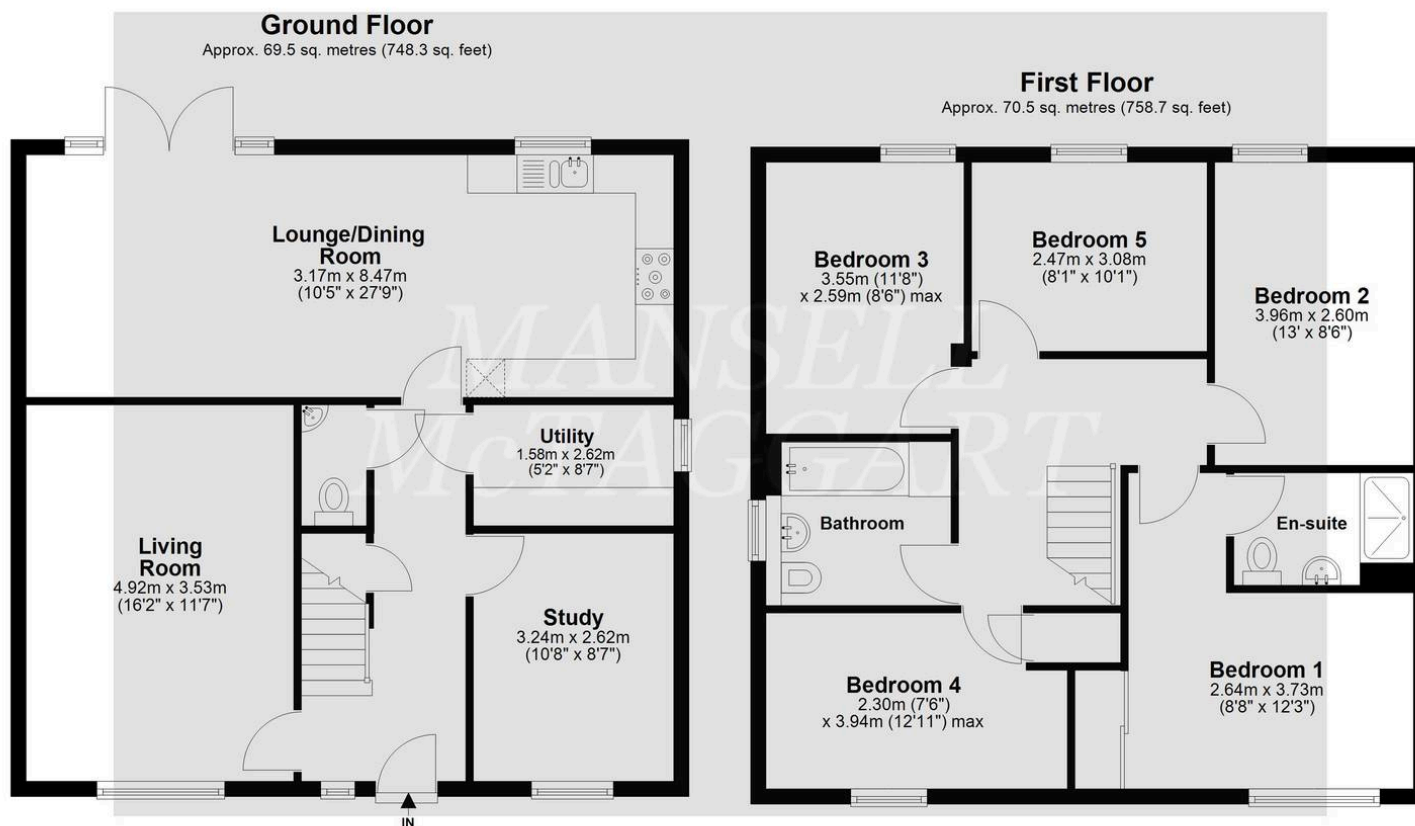
In the rear garden, there is a patio abutting the rear of the house, offering ample space for a table and chairs, with the rest being laid-to-lawn. The whole garden is also enclosed with wooden fencing.

There is ample on street parking available.

Location

Located midway between London and Brighton, the town of Horley lies south of the twin towns of Reigate and Redhill and north of Gatwick Airport and Crawley. The mainline station provides a regular train service to London and the South Coast. There is easy access to the M23 and A23 and the town is also linked to Redhill, Gatwick and Crawley via the Fastway bus service. A shopping centre, post office, library, variety of restaurants, leisure centre and recreation grounds can all be found within the local area. Nursery, primary and secondary schools are located across the town.





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

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