



Withey Meadows, Hookwood

Guide Price £300,000 – £325,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- 2 double bedrooms
- End of terrace
- Patio door to private garden
- Allocated parking
- Open plan living accommodation
- Ex marketing suite
- Downstairs cloakroom
- Close proximity to transport links and amenities
- Council Tax Band 'C' and EPC 'tbc'

A well presented 2 double bedroom end of terrace home, benefiting from its own private garden and allocated parking, with NO CHAIN. The property is within close proximity to Horley town shops, schools, Gatwick Airport and train station alongside a host of other desirable amenities.

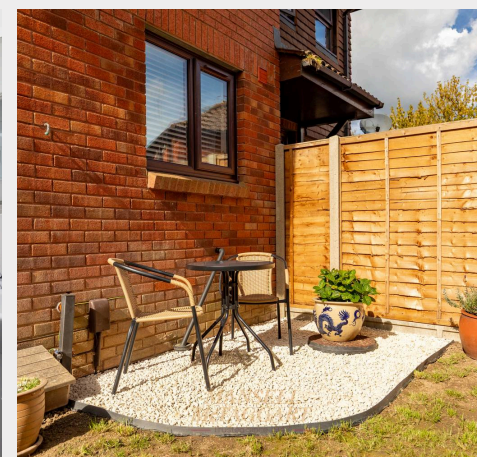
Upon approach to the property, you will see the treelined boarder of the garden, and around to the side porch access. Here there is space for shoes and coats, with access to the open plan living space. Here there is a tastefully designed kitchen with stylish wall and base units, fitted and freestanding appliances and ample work surfaces. There is also space for a small dining table, family sofas and freestanding appliances. Furthermore, the space benefits from a downstairs cloakroom, fitted storage and a window and sliding patio door to the garden.

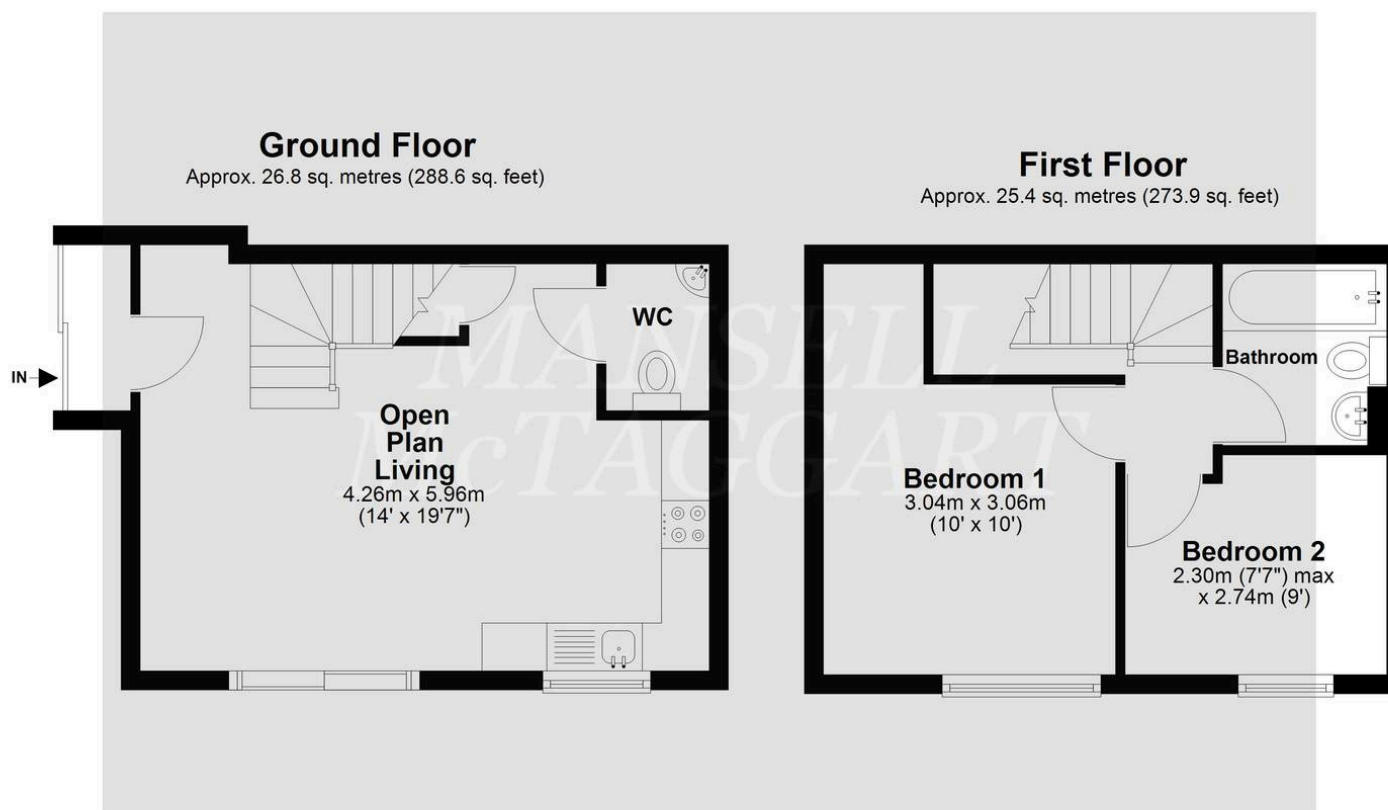


Heading upstairs, there is a landing with access to the bathroom and both bedrooms. The bathroom is fitted to white suite and partially tiled. Both bedrooms are well proportioned, bedroom 1 comfortably houses a king size bed and furniture, with an area which ingresses over the stairs, perfect for fitted/walk-in wardrobes. Bedroom 2 is a small double room/ large single.

Outside, is the garden which has been recently landscaped. There is a seating area laid to stone and the remainder laid to lawn. There is a newly planted treeline boarder, currently in its infancy but rapidly growing in time to grow and creating a sense of privacy.

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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