



Staffords Place, Horley

Guide Price £325,000 - £350,000



**MANSELL**  
**McTAGGART**  
Trusted since 1947



- 2 well proportioned bedrooms
- Allocated parking space (with potential for additional space available speak to agent)
- Private garden
- Large garden shed and pizza oven. Rear gated access
- Fully renovated throughout
- Stones throw to Horley station, town centre and amenities
- New heating system and electrics
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

A beautifully presented 2 bedroom property offered to the market in stunning decorative order, being fully renovated by the current owners, within a stones throw of Horley train station, town centre, Gatwick Airport and amenities. The property is in a small and popular development benefitting from its own private garden and parking.

Upon approach to the property, there is an allocated parking space in the front, with a grassed area to the side also owned by the property. A neighbouring property has turned this into further parking, so is potential (with relevant permissions) to add further parking. There is also a side patio at the end of the terrace which leads to the rear garden. Entering the property via a newly installed front door, there is a small hall with access to the open plan living accommodation and stairs to first floor.

The entirety of the downstairs is now set to a modern open plan layout, Comprising of a living area with space for furniture, dining room fitting a 4-6 person table and contemporary kitchen. There is stylish Karndean flooring underfoot and a window to front and French doors to rear allowing in lots of natural light.

Upstairs, there is a landing giving access to both bedrooms and refitted family bathroom. Bedroom 1 is a superb size, easily accommodating a king size bed and furniture with windows to front and fitted storage. Bedroom 2 is a small double room with space for a bed and furniture, overlooking the rear aspect. The family bathroom is a superb finish, being fully tiled with a modern selection of sanitaryware available.

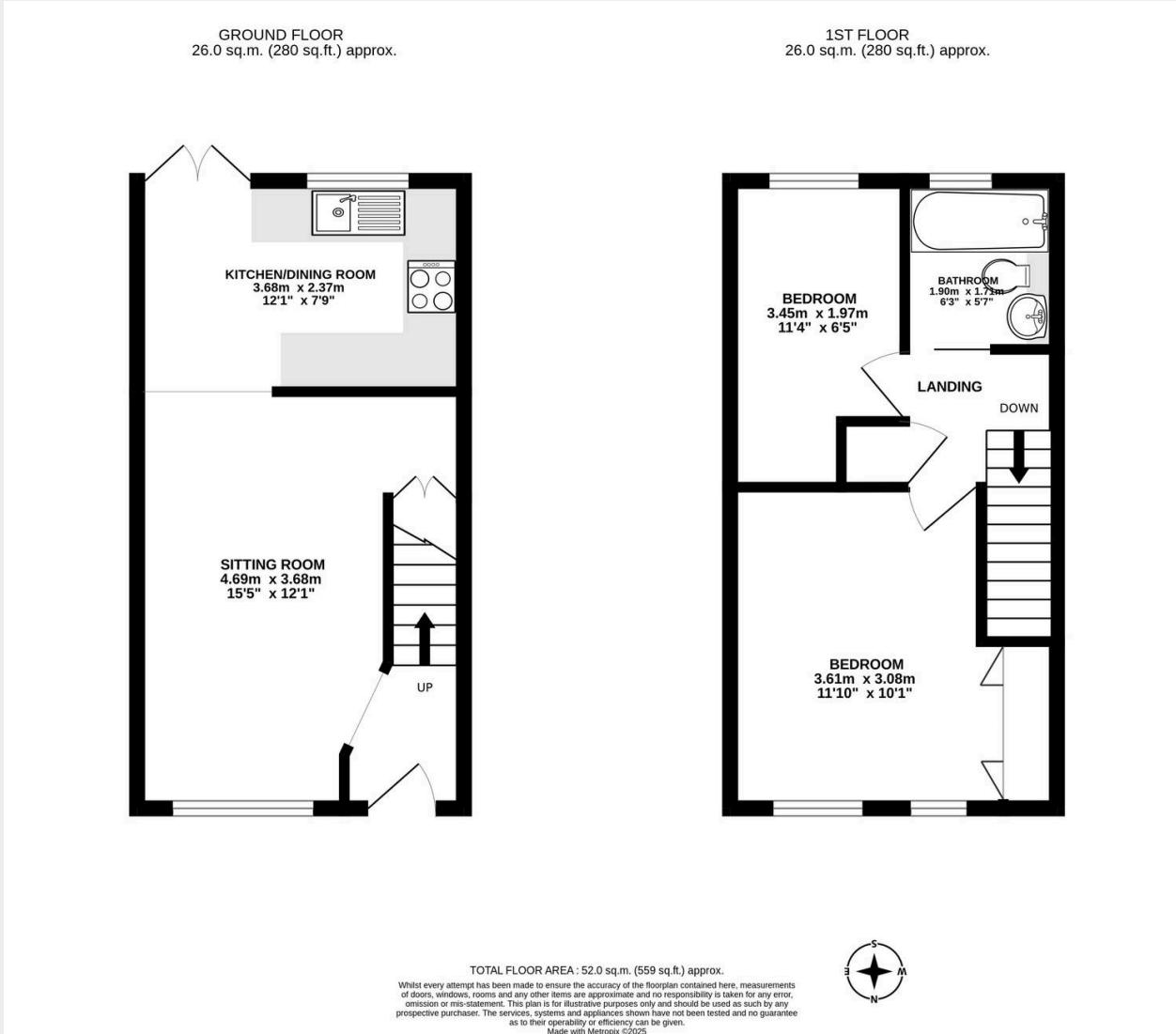
Outside to rear, is a private garden, which has been recently landscaped. It is mainly laid to astro turf, with a patio abutting the property. Here there is a pizza oven and also a large storage shed.

Internal viewings highly recommended.

**Agents Note:**

There is an annual service charge of £520.





## Mansell McTaggart Horley

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