



Day Close, Horley

Guide Price £425,000 – £450,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- Three double bedroom semi-detached house
- Driveway parking with EV charger
- Remodelled kitchen
- Built 2017 with remainder of NHBC warranty
- En-suite to bedroom 1
- Popular new development
- Council Tax Band 'E' and EPC 'B'

A well presented and surprisingly spacious three double bedroom semi-detached family home built in 2017 by Charles Church in the popular new Westvale Park. The property is within close proximity of Horley town centre, transport links, schools and amenities.

Upon approach to the property, heading down the no through road, you see the driveway, garage and access to the main property.

Upon entering the property, there is an entrance porch. A further door leads to the open plan living accommodation. Here there is ample space for family sofas, a dining table and any freestanding furniture you may wish. The room also has a window to front allowing in lots of natural light and access to a hall. This leads to the downstairs cloakroom, kitchen and stairs ascending to first floor. The kitchen has been remodelled by the current owners, housing modern wall and base units, fitted and freestanding appliances and both a door and window to rear garden.



On the first floor, there is bedrooms two, three and the bathroom. Both bedrooms are comfortable double rooms, easily housing beds and freestanding furniture. The bathroom is of a modern finish with appropriate sanitaryware, window to side and extractor fan. The second floor has the impressive bedroom 1, this is a large room with space for a king size bed, dual aspect windows and an en-suite.

Outside to rear, is the private garden. It is mainly laid to lawn with an extended patio area. There is outside lighting, power and a side gate for convenient access. It is also enclosed in wood panel fencing.

#### **Agents Note:-**

There is an Annual Service Charge of £300.

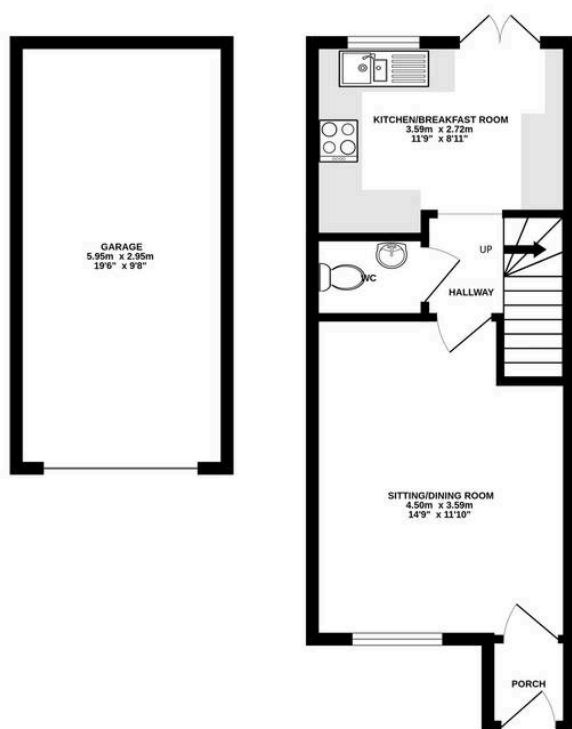
Photos provided are from when we previously marketed. New photos waiting to be taken.

#### **Location**

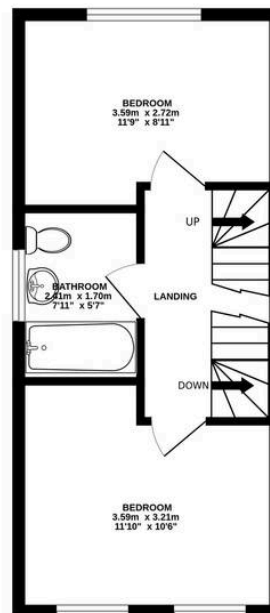
Located midway between London and Brighton, the town of Horley lies south of the twin towns of Reigate and Redhill and north of Gatwick Airport and Crawley. The mainline station provides a regular train service to London and the South Coast. There is easy access to the M23 and A23 and the town is also 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.



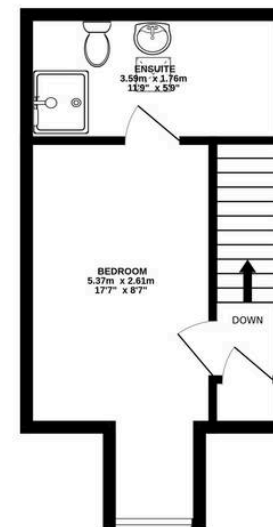
GROUND FLOOR  
48.9 sq.m. (526 sq.ft.) approx.



1ST FLOOR  
30.0 sq.m. (323 sq.ft.) approx.



2ND FLOOR  
22.5 sq.m. (242 sq.ft.) approx.



TOTAL FLOOR AREA : 101.3 sq.m. (1091 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Mansell McTaggart Horley

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