

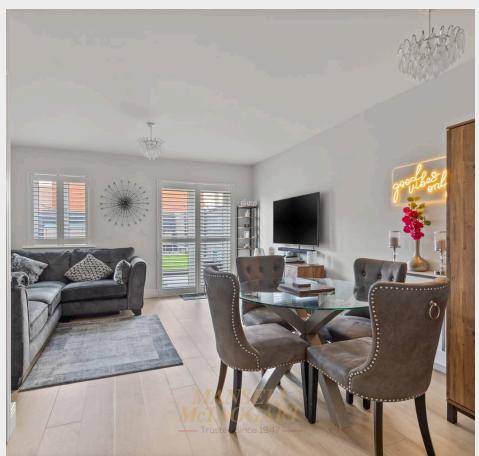


Webber Street, Horley

£460,000



MANSELL
McTAGGART
Trusted since 1947



- Three double bedrooms
- En-suite to master
- Landscape private garden
- Modern open plan living accommodation
- Remainder of NHBC warranty
- Downstairs cloakroom
- Two allocated parking spaces
- Located on the popular new Westvale Park Development
- Council Tax Band 'E' and EPC 'B'

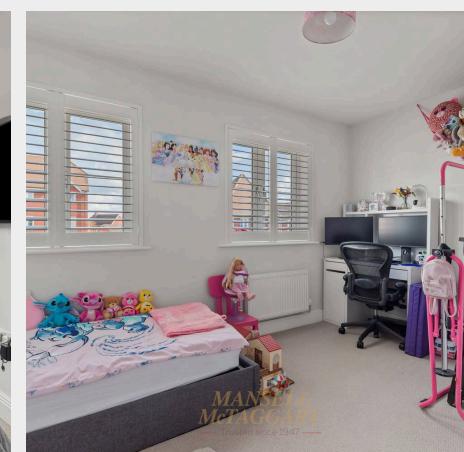
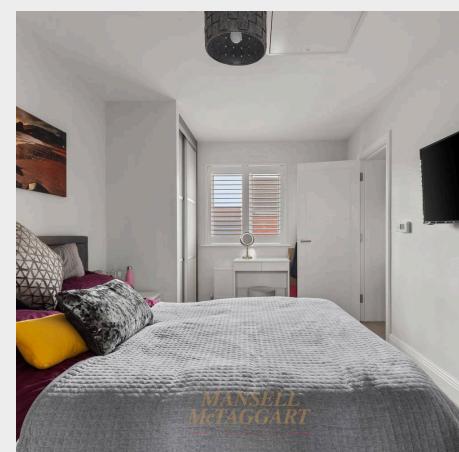
An immaculately presented three double bedroom semi-detached family home offered to the market with a complete on the chain. Situated in the popular new development of Westvale Park.

Upon entering the property, a spacious hallway gives access to a large storage cupboard, cloakroom, open plan living accommodation, and stairs ascending to first floor. The downstairs accommodation mainly comprises of the modern open plan design comprising of the kitchen, dining and living space. The kitchen is of a lovely finish with gloss finish wall and base units with fitted appliances and window to front. The living and dining space is a bright and airy room with ample space for a 6+ person dining table, multiple sofas and any freestanding furniture you may wish. The room is completed with French doors and window overlooking the landscaped garden and making this a bright and airy space.

Heading upstairs, a spacious landing gives access to 3 double bedrooms, family bathroom, storage cupboard and loft. Bedroom one is a very well-proportioned room with ample space for a king size bed and furniture and generous en-suite. Bedrooms two and three are further double rooms easily accommodating a double bed and furniture and overlooking the front and rear aspect respectively. The family bathroom is of a modern finish and is partially tiled and housing all needed sanitaryware. Outside to rear, is the newly landscaped private garden, it is mainly laid to lawn with a slate patio abutting the property. a rear gate leads to the 2 allocated parking spaces.

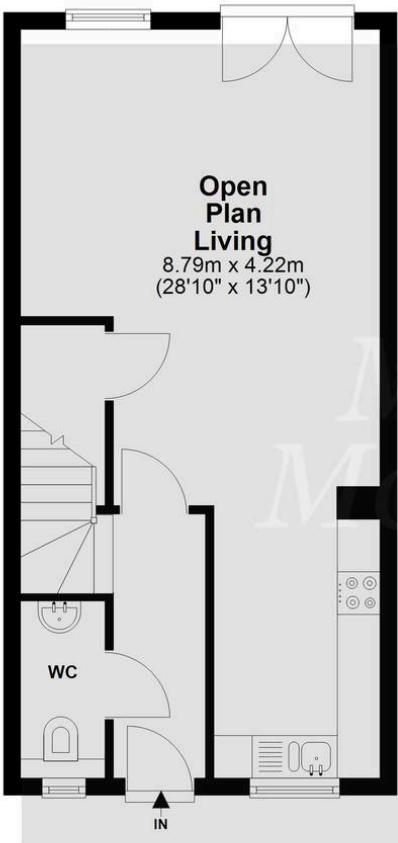
Location

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.



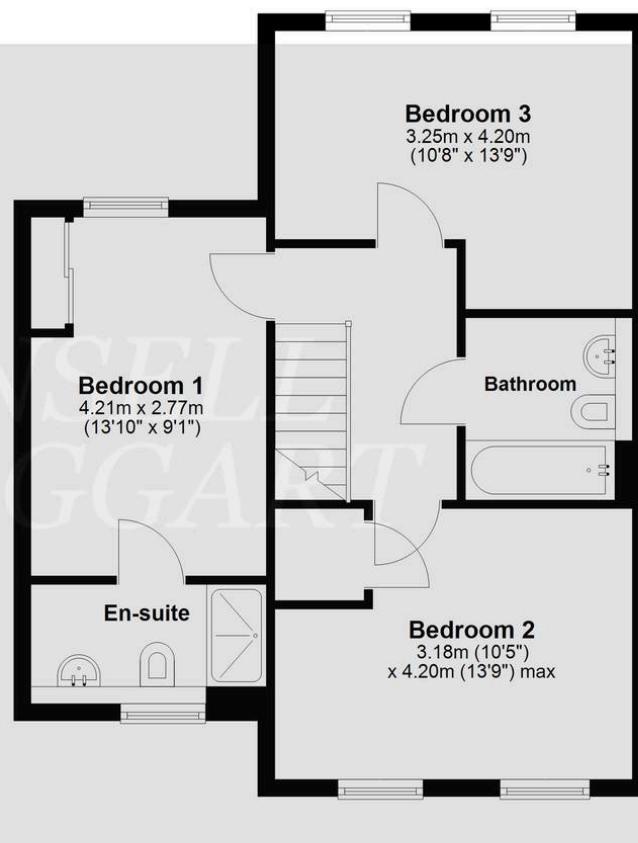
Ground Floor

Approx. 37.0 sq. metres (398.6 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.5 sq. feet)



Total area: approx. 90.3 sq. metres (972.1 sq. feet)

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

Mansell Mc Taggart, 3 Central Parade Massetts Road – RH6 7PP

01293 228228

horley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/horley

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents, and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.