



Bolters Road, Horley

Guide Price **£650,000 – £675,000**



**MANSELL
McTAGGART**
— Trusted since 1947 —



A well proportioned and vastly extended 5 bedroom detached home offering excellent scope for improvement, offered to the market with NO CHAIN. The home is well located close to Horley town, transport links, Gatwick Airport, schools, shops and amenities.

Upon approach to the home, there is a generous driveway, with ample parking available for multiple vehicles and the integral garage. Entering, there is a porch with space for shoes and coats, with a door to the entrance hall. This leads to the kitchen, extended living room, and extended formal dining room. The kitchen is well proportioned with a host of wall and base units, space for appliances and doors to the utility which leads to the downstairs cloakroom, and doors to conservatory. The living room has been extended to side and rear the living space itself is vast, with ample space for multiple family sofas and freestanding furniture. Here could even house the dining table comfortably leaving the dining room as a playroom, office or other reception room. The dining room is a good size, easily accommodating an 8+ person dining table and furniture, with dual aspect windows and doors allowing in lots of light.



Heading upstairs, a spacious landing gives access to all 5 good sized bedrooms, family bathroom and loft. 4 of 5 bedrooms are all comfortable doubles, 2 benefit from fitted storage, and bedroom 1 from eaves storage. Bedroom 5 is a generous single. The shower room has been recently upgraded to provide a walk-in shower cubicle, w/c, wash hand basin and completed to modern tiling.

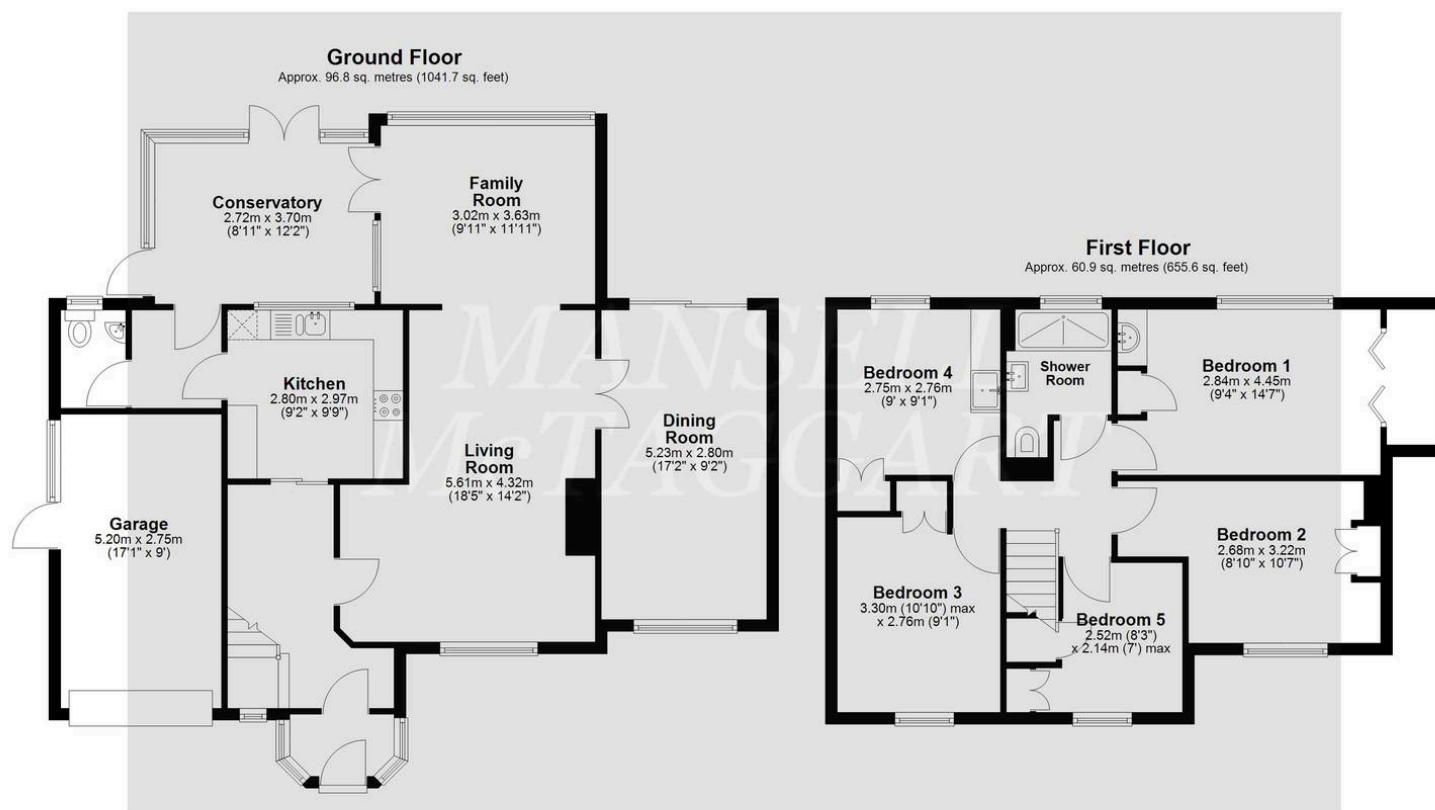
Outside to rear, is a sizable private garden. There is a host of mature trees and shrubs alongside a decent lawned area and patio abutting the home. There is also a shed and brick build shed for storage.

- Council Tax Band 'F' and EPC 'D'

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.





Total area: approx. 157.7 sq. metres (1697.3 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.