



Red Leaf, Horley Road

Offers Over £585,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —

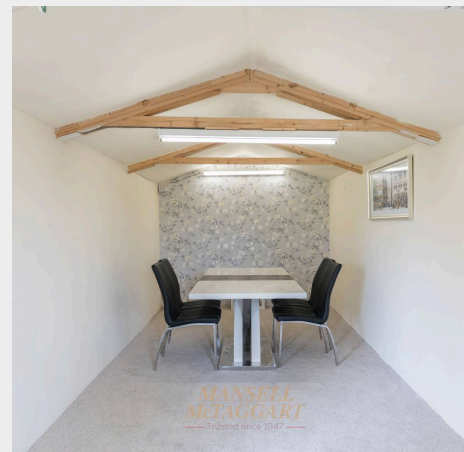




- Four well-proportioned bedrooms
- Detached bungalow
- Large driveway
- Generous rear garden with multiple outhouses and storage units
- Further potential for extension (STPP)
- Newly installed kitchen
- New boiler & heating system
- Equidistance to Charlwood village centre and Horley
- Easy access to Gatwick Airport
- Council Tax Band 'E' and EPC 'D'

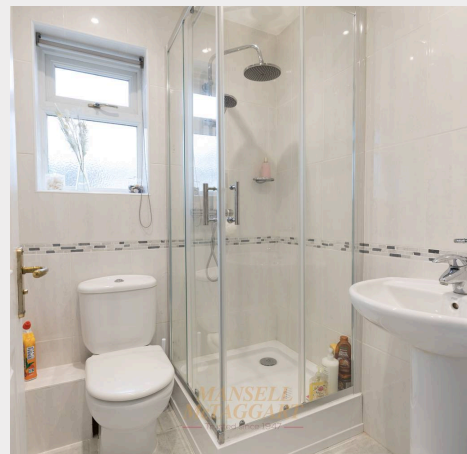
A well-presented 4 bedroom detached bungalow sat in a generous plot offering excellent scope for further extension (STPP) in the popular village of Charlwood. The home is conveniently equidistant to Charlwood village, and Horley also being close to Gatwick Airport, shops, schools and amenities.

Upon approach to the property, there is a large frontage with ample parking available, side access to either side, and access to the home. Entering, there is a spacious hall giving access to all rooms. All 4 bedrooms are good sized double rooms, and an en-suite in bedroom 1. The family bathroom is finished to white suite, with a full length panelled bath, pedestal wash hand basin, w/c and opaque window to side. The kitchen has been refitted with a modern array of wall and base units, space for appliances and patio door to rear. The living/dining room is a superb size, easily accommodating a large dining table, family sofas and any freestanding furniture you may wish. The room is completed by dual aspect windows and French doors, alongside a tasteful feature fireplace.

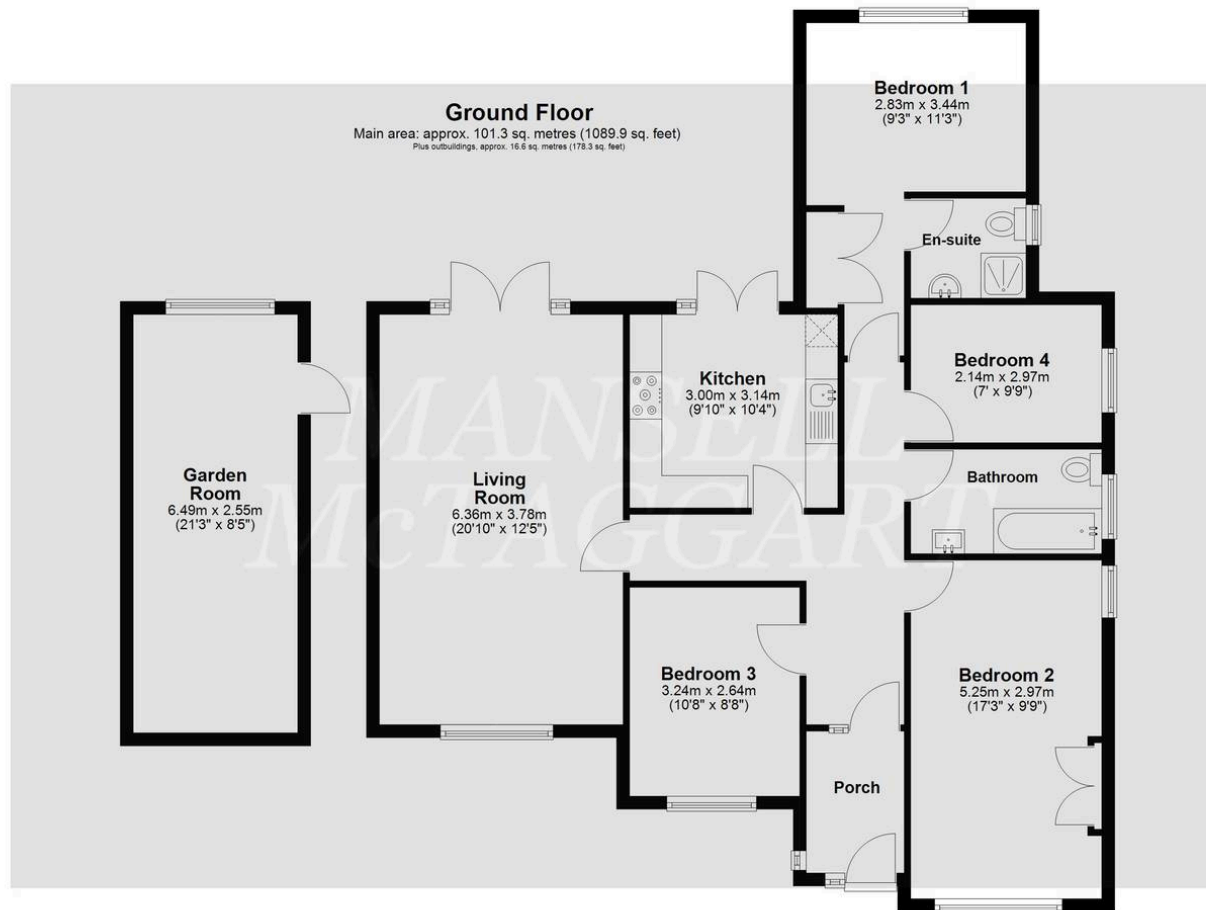


Outside to rear, is an excellent private garden. There is a large area laid to lawn, with a patio area abutting the property. There is a host of trees, shrubs and flower beds and views overlooking fields. There are also multiple large sheds, storage units and a versatile outbuilding, currently used as a private dining area for hosting, however, can be used as a home office or gym which has power and lighting. The garden has ample space to accommodate a further large extension, or even potential to go into the loft.

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.







Main area: Approx. 101.3 sq. metres (1089.9 sq. feet)  
Plus outbuildings, approx. 16.6 sq. metres (178.3 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](http://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.