



Staffords Place, Horley

Guide Price £300,000 - £325,000



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



- NO ONWARD CHAIN
- 2 Well proportioned bedrooms
- Sought after private gated community
- Private patio area with storage shed
- Close proximity to Horley station, town centre and amenities
- Recently renovated throughout
- Gas central heating
- Spacious fitted wardrobes to principle bedroom
- Allocated parking space
- Council Tax Band 'C' and EPC 'C'

Introducing this beautifully presented 2 bedroom end-terrace home in one of Horley's most sought after developments, a stones throw away from the town centre and station, offered to the market with NO ONWARD CHAIN.

On approach, you are greeted by private gates providing access to the development. The home itself is tucked away in a quiet position, enjoying a large lawned area and private patio with storage shed to the side.

Stepping inside, a welcoming entrance hall leads to the kitchen and living/dining room. The modernised kitchen features a range of wall and base units, quartz worktops, space for appliances, and newly laid laminate flooring. The spacious living/dining room comfortably accommodates a 4–6 person dining table, large L-shaped sofa, and additional furnishings, while a generous bay window floods the space with natural light.

Upstairs, there are two bedrooms, including a well-proportioned principal bedroom with built-in wardrobes and a storage cupboard. The second bedroom is a small double, ideal as a child's room or home office. The bathroom is fitted to a white suite comprising a bath with shower over, hand wash basin, and WC, finished with fully tiled walls.

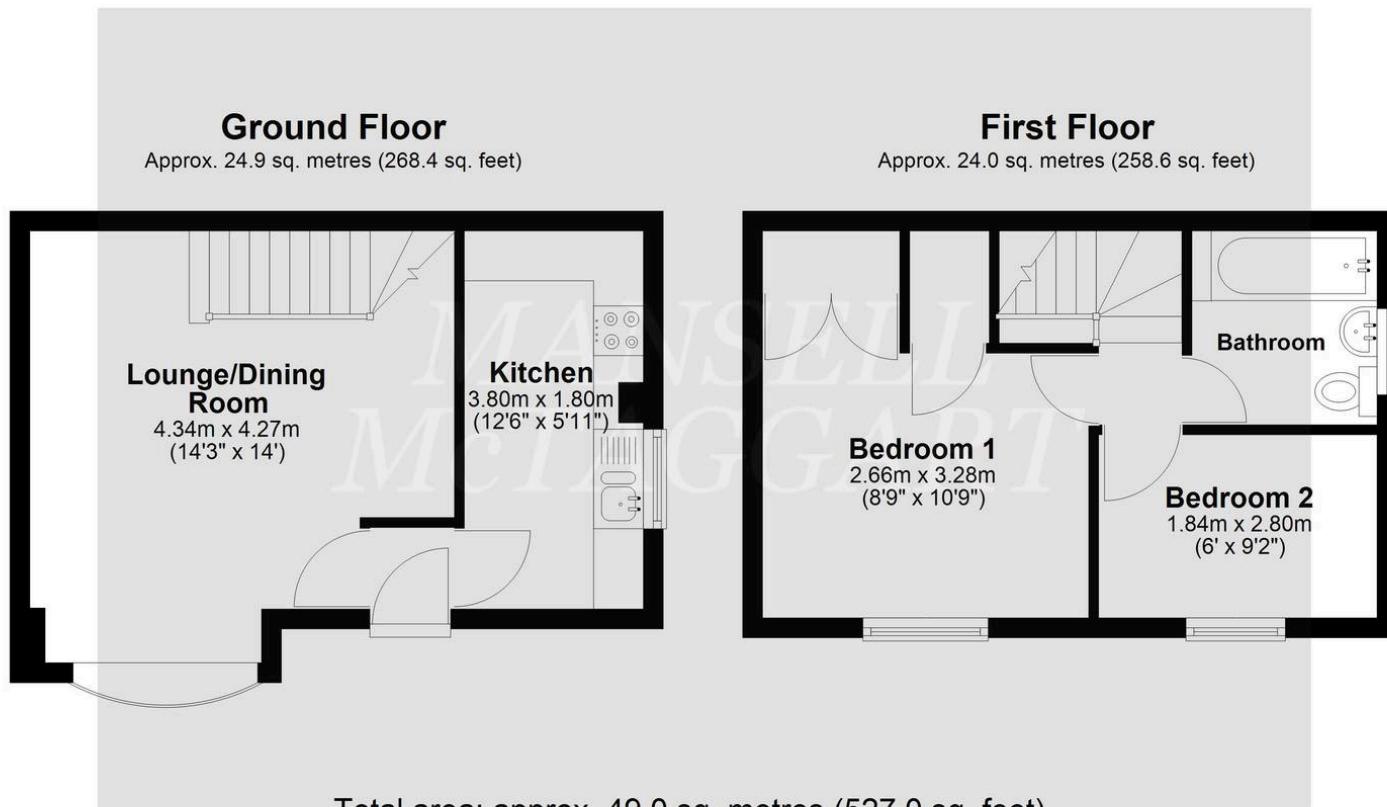
Externally, the property benefits from well-maintained communal grounds, an allocated parking space, a private patio, and a storage shed, providing practical outdoor space. With its prime location, recent renovations, and move-in ready condition, this home is ideal for first-time buyers or those looking for a low-maintenance property close to Horley town centre and station.

#### Agents Note

There is an annual service charge of £460.00

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.





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

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