



Brookfield Drive, Horley

Offers in Region of £450,000



**MANSELL  
McTAGGART**  
Trusted since 1947



- NO ONWARD CHAIN
- 3 well proportioned bedrooms
- Idealic loaction within The Acres
- Tastefully upgraded and redecorated throughout
- Private parking and garage to rear
- South East facing patioed rear garden
- Gas central heating
- Integrated appliances
- Council Tax Band 'D' and EPC 'C'

Situated within the highly sought-after development of The Acres, this beautifully presented three-bedroom home is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, or young families.

Occupying an attractive position overlooking open green space, the property enjoys a pleasant outlook and a peaceful setting.

Upon entering, you are welcomed by an entrance hallway providing access to a recently redecorated cloakroom and the spacious living room. The living room is a light and airy space, comfortably accommodating multiple sofas and additional freestanding furniture, creating an ideal environment for both relaxing and entertaining.

To the rear, the recently renovated kitchen/diner has been thoughtfully upgraded with additional and enhanced wall and base units. It benefits from integrated appliances including a washing machine, dishwasher, electric hob and fridge/freezer. Finished with wood-effect work surfaces, partial tiling and contemporary downlighting, the kitchen also offers a generous storage cupboard and space for a six-person dining table.



French doors lead from the kitchen/diner to the south-east facing rear garden, which is predominantly laid to patio for ease of maintenance. Flowerbeds border the enclosed fencing, and there is convenient access to the garage and allocated parking space at the rear.

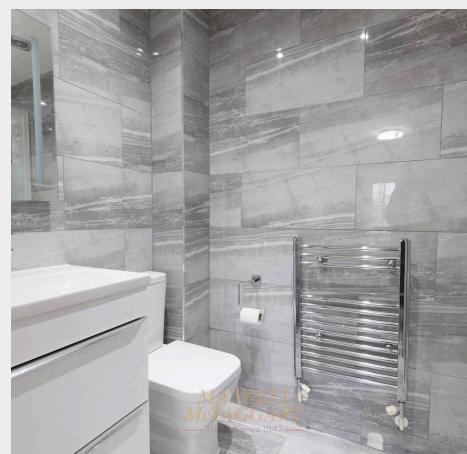
Upstairs, the well-proportioned landing provides access to three bedrooms, the family bathroom and additional storage cupboards. The principal bedroom is a comfortable double featuring fitted wardrobes and a contemporary en-suite shower room. The second bedroom is also a generous double with space for wardrobes and bedside furniture. The third bedroom is a well-sized single, ideal as a nursery, guest room or home office, and benefits from useful over-stairs storage.

The garage is of excellent size, with power connected and additional storage available above.

Early viewing is highly recommended to fully appreciate the condition, setting and convenience this fantastic home has to offer.

#### Agents Note:

There is an Annual Service Charge of £178. This information should be confirmed by your solicitor.



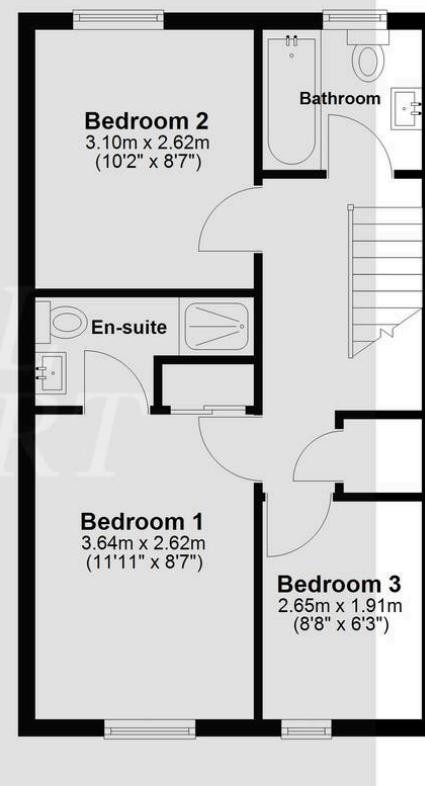
## Ground Floor

Main area: approx. 38.0 sq. metres (408.8 sq. feet)  
Plus garages, approx. 14.2 sq. metres (153.0 sq. feet)



## First Floor

Approx. 38.2 sq. metres (411.7 sq. feet)



Main area: Approx. 76.2 sq. metres (820.5 sq. feet)

Plus garages, approx. 14.2 sq. metres (153.0 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

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