



Campbell Grove, Horley

£475,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- 3 bedroom semi detached family home
- Private driveway for two cars
- Complete onward chain
- Popular Westvale Park development
- Tastefully upgraded throughout
- Landscaped rear garden with summer house
- Remainder or NHBC warranty
- Council Tax Band 'D' and EPC 'B'

Located within the ever-popular Westvale Park development, this beautifully presented three-bedroom semi-detached family home is offered to the market with a complete onward chain.

To the front, the property benefits from private driveway parking for two vehicles and an attractively re-imagined front garden.

The accommodation begins with a well-proportioned entrance hallway providing access to a downstairs WC, storage cupboard and the living room. The living room is a generous size, featuring upgraded wood-effect flooring and offering ample space for multiple sofas and living room furniture, along with a deep under-stairs storage cupboard.

To the rear, the modern kitchen/diner is fitted with a range of wall and base units and integrated appliances including a washer/dryer, fridge freezer and dishwasher. An upgraded boiling water tap has been fitted to the sink. There is comfortable space for a 6-8 seater dining table, and French doors open directly onto the rear garden.



The rear garden is fully enclosed by timber fencing and enjoys a patio area adjoining the property, a lawn area and a substantial decking area to the rear. There is also a summerhouse and a shed, both currently used for storage, along with planted borders featuring a variety of flowers.

Upstairs, the landing leads to three bedrooms, a storage cupboard and the family bathroom. The principal bedroom is a spacious double with room for additional freestanding furniture and benefits from an en-suite and upgraded light fittings. Bedroom two is another well-proportioned double offering ample space for free-standing furniture and overlooking the rear garden. Bedroom three is a good-sized double, ideal as a nursery or home office, also positioned to the rear.

The family bathroom is finished in a contemporary style with tiled flooring, bath with shower over, wash hand basin and WC.

Further benefits include upgraded flooring and decorative wall panelling throughout.

### Agents Note

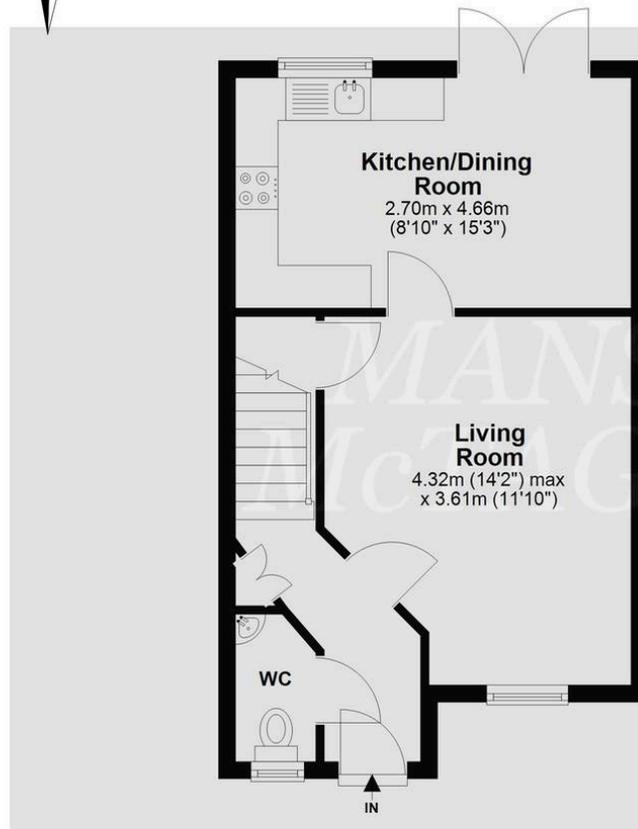
There is an annual Service Charge of £200.00. This information should be confirmed by your solicitor.





### Ground Floor

Approx. 35.1 sq. metres (378.3 sq. feet)



**Kitchen/Dining Room**  
2.70m x 4.66m  
(8'10" x 15'3")

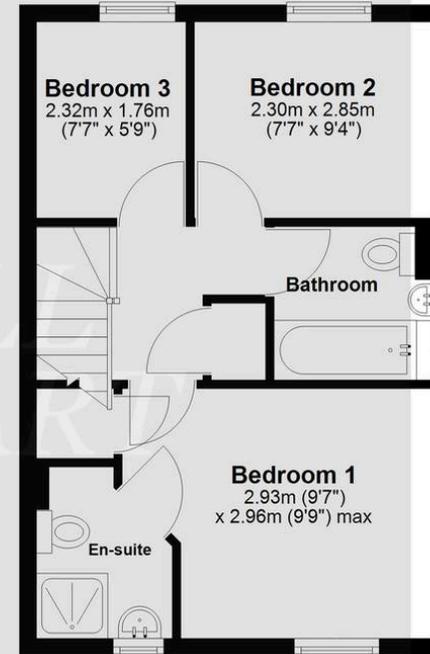
**Living Room**  
4.32m (14'2") max  
x 3.61m (11'10")

WC

IN

### First Floor

Approx. 33.8 sq. metres (364.3 sq. feet)



**Bedroom 3**  
2.32m x 1.76m  
(7'7" x 5'9")

**Bedroom 2**  
2.30m x 2.85m  
(7'7" x 9'4")

Bathroom

**Bedroom 1**  
2.93m (9'7")  
x 2.96m (9'9") max

En-suite

Total area: approx. 69.0 sq. metres (742.5 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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