



Eames Crescent, Horley

£425,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- Complete onward chain
- 3 bedroom semi-detached home
- Allocated parking for 2 vehicles
- Highly popular Westvale Park development
- Open plan kitchen/diner
- Downstairs w/c
- Private rear garden
- Remainder of NHBC warranty
- Council Tax Band 'D' and EPC 'B'

Situated within the highly desirable Westvale Park development, this beautifully presented three-bedroom semi-detached home is offered to the market with a complete onward chain, making it an excellent opportunity for buyers seeking a smooth move.

Upon entering the property, you are welcomed by a spacious entrance hallway providing access to the downstairs cloakroom, staircase, and the main living room. The living room is bright and inviting, offering ample space for multiple sofas, coffee table, television, and additional freestanding furniture creating an ideal setting for relaxing or entertaining.

To the rear of the property is a generous kitchen/dining area, fitted with a range of wall and base units, integrated appliances, and plenty of space for a 4-6 person dining table. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.



The rear garden is low maintenance, mainly laid with artificial grass and complemented by a small patio area directly outside the property—perfect for outdoor seating. There is also convenient side access leading to the front of the home.

Upstairs, a spacious landing leads to three bedrooms and the family bathroom. Bedrooms one and two are well-proportioned double rooms with space for additional freestanding furniture, with the principal bedroom further benefiting from a modern en-suite shower room. Bedroom three is a versatile single room, ideal for use as a nursery, home office, or guest room.

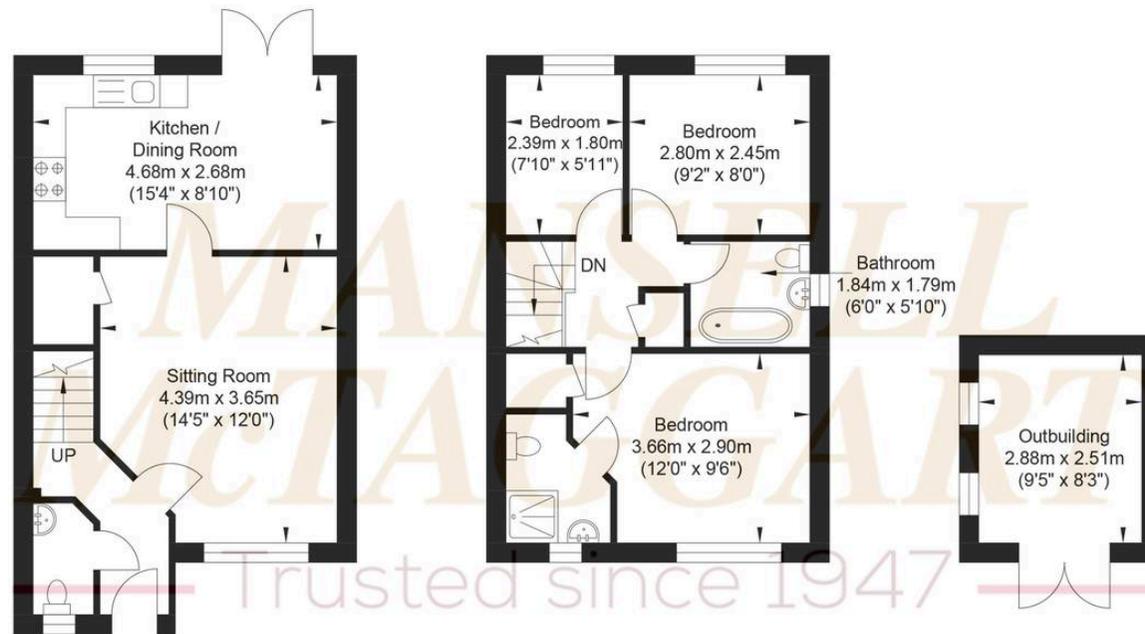
Externally, the property enjoys a fantastic location just a short one-minute walk from a local park and within easy reach of nearby amenities, including schools and other everyday conveniences.

#### Agents Note

There is an annual service charge of £400.00. This information should be confirmed by your solicitor.



# Eames Crescent



Ground Floor  
Approximate Floor Area  
385.88 sq ft  
(35.85 sq m)

First Floor  
Approximate Floor Area  
361.23 sq ft  
(33.56 sq m)

Outbuilding  
Approximate Floor Area  
79.43 sq ft  
(7.38 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 69.41 sq m / 747.11 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## 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

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