



Baden Drive, Horley

In Excess of **£240,000**



**MANSELL
McTAGGART**
— Trusted since 1947 —



- NO ONWARD CHAIN
- Sought after Meath Green area
- Driveway and garage
- Back to back end terrace home
- Generous storage space
- French doors to tiered garden
- Light and airy throughout
- Fitted kitchen and shower room
- Great opportunity for first time buyers or investors alike
- Council Tax Band 'C' and EPC 'D'

Introducing this one bedroom back-to-back end of terrace home, ideally located in the heart of the popular Meath Green area. Offered to the market with no onward chain, the property presents an excellent opportunity for first-time buyers or investors.

On approach, the property has a charming exterior and benefits from a private driveway providing off-road parking for one vehicle, along with a garage featuring additional storage above. As you continue towards the entrance, there is also a convenient brick-built storage cupboard located beside the front door.

Internally, the property opens into a small entrance hallway which provides access to the main living space, a useful storage cupboard, and the fitted kitchen. The kitchen is equipped with a range of wall and base units and offers space for a washing machine and an under-counter fridge/freezer.



The living room is a comfortable and welcoming space, easily accommodating a large sofa, coffee table, and television unit. French doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor space.

The rear garden is tiered, featuring a patio area ideal for outdoor seating, along with a raised lawn area.

Upstairs, the landing provides access to a large airing cupboard, a fitted shower room, and the bedroom. The bedroom is a good size and benefits from a useful over-stairs storage cupboard/wardrobe, as well as a large window overlooking the garden which allows plenty of natural light.

While the property would benefit from some light cosmetic updating, it offers fantastic potential for buyers looking to personalise a home or investors seeking a promising opportunity in a sought-after location.

LOCATION

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.



Baden Drive



Garage
Approximate Floor Area
132.93 sq ft
(12.35 sq m)

Ground Floor
Approximate Floor Area
220.23 sq ft
(20.46 sq m)



First Floor
Approximate Floor Area
208.82 sq ft
(19.40 sq m)

Approximate Gross Internal Area (Excluding Garage) = 39.86 sq m / 429.05 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horley

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