



Chapel Road, Charlwood

Guide Price £500,000 – £525,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- NO CHAIN
- An extended four-bedroom, semi-detached property
- Modern interior throughout the home
- Open plan kitchen/diner
- Close proximity to local school, amenities, traditional pubs and Gatwick Airport
- Private driveway with front garden
- Council Tax Band 'D' and EPC 'D'

Set within the village of Charlwood, this well-maintained four-bedroom home with NO CHAIN, offers generous living space arranged over three floors, ideal for modern family life.

Upon arrival, you are welcomed by off-street parking and an attractive frontage, with the potential for additional parking or an enlarged driveway should the front garden be reconfigured.

The ground floor is thoughtfully laid out, with a comfortable sitting room featuring a fireplace, and a bright open-plan kitchen/dining area fitted with integrated appliances and a breakfast bar. A separate utility room adds practicality, while an additional study or playroom provides flexible space to suit a range of needs.



On the first floor are three bedrooms, including two spacious doubles, a family bathroom, and a separate WC. The second floor has been extended to form a private principal suite, complete with an en-suite bathroom, Juliet balcony, and fitted wardrobes.

The rear garden has been landscaped to provide an inviting outdoor space, with a patio area, raised decking, a grass area, making it suitable for both relaxing and entertaining.

The property is conveniently located within easy walking distance of Charlwood Village Primary School, local amenities, pubs, Gatwick Airport and surrounding countryside.

Location

Located midway between London and Brighton, the town of Horley and village of Charlwood are south of the twin towns of Reigate and Redhill, and north of Gatwick Airport and Crawley. Horley 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 Horley town.





Total area: approx. 140.1 sq. metres (1508.5 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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