



Lumley Road, Horley

Guide Price £485,000 - £500,000



**MANSELL
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- 3 Double bedrooms
- Semi-detached family home
- Victorian home with a character charm and features
- Vastly extended and remodelled
- Landscaped rear garden with direct gated access to local playing fields
- En-suite to bedroom 1
- Driveway parking
- Large versatile conservatory with polymer roof to improve usability
- Popular residential area within a stone throw of Horley town centre, Gatwick Airport, shops, schools and amenities
- Council Tax Band 'D' and EPC 'D'

A tastefully extended and remodelled 3 double bedroom Victorian semi detached home, with a host of character features and charm, backing onto fields in a popular and central residential area. The home is located on the popular Lumley Road known for its desirable character homes and peaceful location, yet within a stones throw of Horley town centre, shops, Gatwick Airport, transport links to London and excellent schools.

On approach to the home, you will notice the driveway parking and access to the home. Entering an entrance hall has doors to the living room, dining room and a staircase which leads to the first floor. The living room is a cozy space, with ample room for multiple family sofas, freestanding furniture and benefits from a charming feature fireplace and bay window to front allowing in lots of natural light. The dining room is equally well proportioned and currently dressed as a play room. There is space for a 6+ person dining table and furniture and benefits from a large storage cupboard, which the current owners looked to convert into a downstairs cloakroom, window to rear and doorway to kitchen.



The kitchen is well sized accommodating a host of wall and base units, fitted/freestanding appliances and doorway to conservatory. The conservatory is a superb area being bright and airy, with a new polymer roof to allow greater use throughout the year and versatility. Currently used as the dining area, there is ample space for a large dining table, and is perfect for entertaining. There are dual aspect windows with uninterrupted views of the landscaped garden.

Heading to the first floor, there is access to bedrooms 2, 3, family bathroom and stairs to the second floor. Bedroom 2 was originally the largest bedroom, easily accommodating a double bed and furniture, with a triple glazed window overlooking the front aspect. Bedroom 3 is to the rear, and is perfect for a small double or large single room, with views of the garden and adjoining field. The family bathroom is of modern finish and well proportioned with a full length panel bath with shower unit over, w/c, wash hand basin and window to rear.

Heading to the second floor, is bedroom 1. Spanning the full length of the home, this is a superb space, housing a king size bed, tasteful en-suite shower room and Velux to front and window to rear also overlooking the adjoining fields. There is also eaves storage available.

To the rear is the landscaped garden, recently completed by the current owners. It is mainly laid to lawn with a patio area directly adjoining the house. The garden is enclosed by wood-panel fencing and benefits from a rear gate providing access to the playing fields, as well as a side gate to the front for convenient entry. There are also multiple large storage sheds offering ample additional storage.



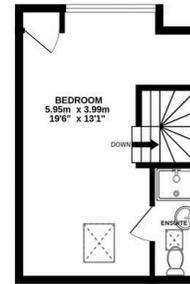
GROUND FLOOR
61.4 sq.m. (661 sq.ft.) approx.



1ST FLOOR
42.9 sq.m. (461 sq.ft.) approx.



2ND FLOOR
23.3 sq.m. (250 sq.ft.) approx.



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TOTAL FLOOR AREA: 127.5 sq.m. (1372 sq.ft.) approx.

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