



Poynes Road, Horley

In Excess of **£450,000**



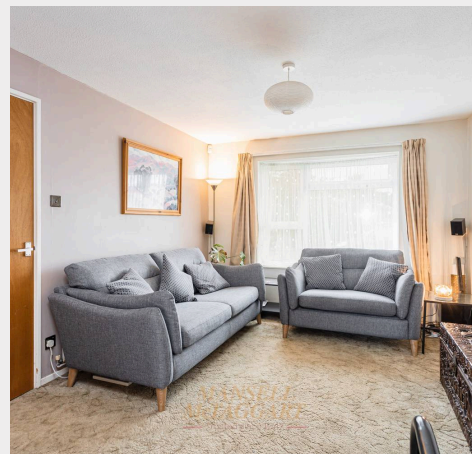
**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- Three good sized bedroom semi-detached family home
- Corner plot with large frontage and private rear garden
- Driveway and garage
- Extended to side, with further potential available to rear or two storey side extension (STPP)
- Open plan living/dining room
- Located in a popular close in Meath Green
- Close proximity to Horley town centre, shops, schools and transport links
- Solar panels, gas central heating and double glazing
- Council Tax Band 'D' and EPC 'D'

A well presented 3 bedroom semi-detached family home, sat on a corner plot offering excellent scope for a significant 2 storey side extension also boasting a driveway and garage in the popular area of Meath Green. The home is ideally located close to Horley town centre, local schools, Gatwick Airport, shops and transport links.

Upon approach to the home, you will notice the large plot with large front garden and spanning to the rear a garage and driveway parking for multiple vehicles. Entering the home, a notably bright and spacious hall can comfortably accommodate shoes and coats, with access to the living/dining area, kitchen and stairs to first floor. The open plan living/dining area is well proportioned easily accommodating multiple large family sofas, 6+ person dining table, and any freestanding furniture you may wish.



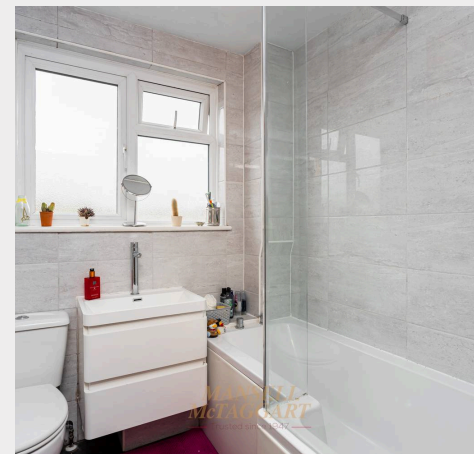
The kitchen houses a host of wall and base units, accommodating space for utilities and granite effect work surfaces. Doors open to the conservatory added by the current owners as a great playroom or dining room with views of the garden.

Heading upstairs, a hallway with a large window to side allowing in lots of natural light, leads to all 3 bedrooms, family bathroom and loft space accessible via an installed loft ladder which is partially boarded and with light. Bedrooms 1 and 2 are equally generous double rooms, easily accommodating beds and freestanding furniture. Bedroom 3 is a generous single or perfect home office. The bathroom is fitted with all expected sanitaryware and opaque window.

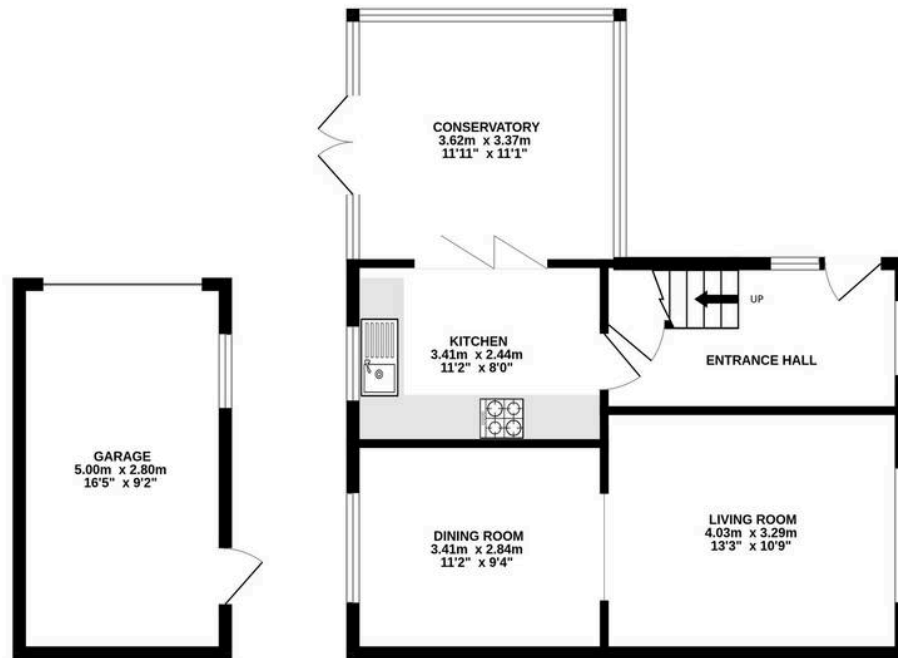
Outside, you have a surprisingly private and sunny garden. It is mainly laid to lawn with a decked area abutting the home. It is enclosed by wood panel fencing and access to the garage which has power and lighting. Alongside access to the driveway where you have parking for multiple vehicles.

### Location

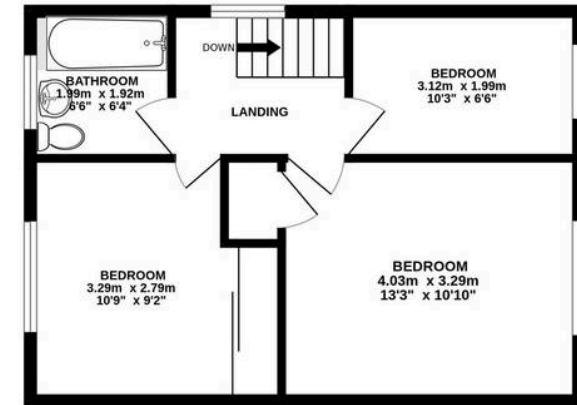
Located midway between London and Brighton, the town of Horley lies south of the twin towns of Reigate and Redhill and north of Gatwick Airport and Crawley. The mainline station provides a regular train service to London and the South Coast. There is easy access to the M23 and A23 and the town is also 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.



GROUND FLOOR  
65.5 sq.m. (705 sq.ft.) approx.



1ST FLOOR  
39.3 sq.m. (423 sq.ft.) approx.



TOTAL FLOOR AREA : 104.8 sq.m. (1128 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Mansell McTaggart Horley

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