



Rathbone Crescent, Horley

In Excess of £475,000



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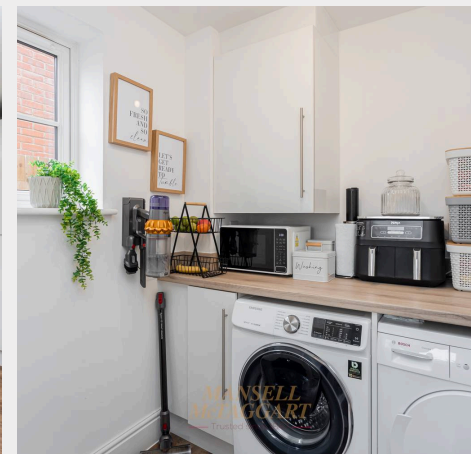
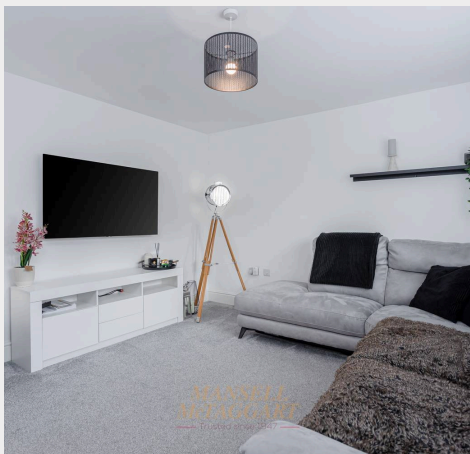
- Modern three double bedroom semi-detached family home
- Situated on the ever popular Westvale Park development
- Beautifully presented throughout
- Spacious kitchen/dining room with breakfast bar
- Separate living room
- Utility room and downstairs WC
- En-suite shower room to the main bedroom
- Landscaped rear garden with patio, artificial lawn and side access
- Council Tax Band 'E' and EPC 'B'

Introducing this stylish and beautifully presented three-bedroom semi-detached family home, perfectly positioned within the ever popular Westvale Park development.

As you approach the property, you are greeted by an attractive modern frontage with a private driveway providing off-road parking.

Upon entering the property, you are welcomed into a spacious entrance hall with access to the principal ground floor rooms. To the front of the home is a separate living room, beautifully presented with neutral décor, fitted shutters and ample space for freestanding furniture.

To the rear of the property is a fantastic kitchen/dining room, which acts as the heart of the home.



The kitchen is fitted with a range of modern wall and base units, work surfaces, integrated appliances and a breakfast bar seating area. There is plenty of space for a dining table, with French doors leading directly out to the rear garden, creating a great space for entertaining and day-to-day family living. The ground floor also benefits from a separate utility room and a downstairs WC, adding further practicality.

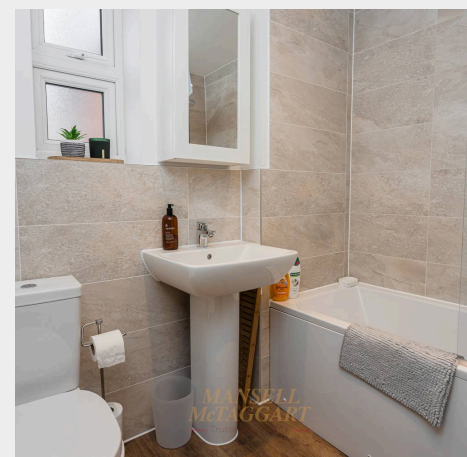
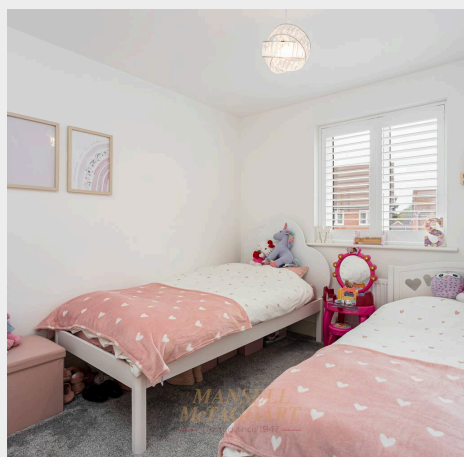
On the first floor, there are three well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes and its own en-suite shower room, while the remaining two bedrooms are both well presented and offer flexibility for children, guests or home working. Completing the first floor is a modern family bathroom, fitted with a bath, wash hand basin and WC.

Externally, the rear garden has been landscaped for ease of maintenance and enjoys a patio seating area, artificial lawn, timber shed and fenced boundaries. There is also side access leading to the front of the property. To the front, the property offers parking and an attractive modern frontage.

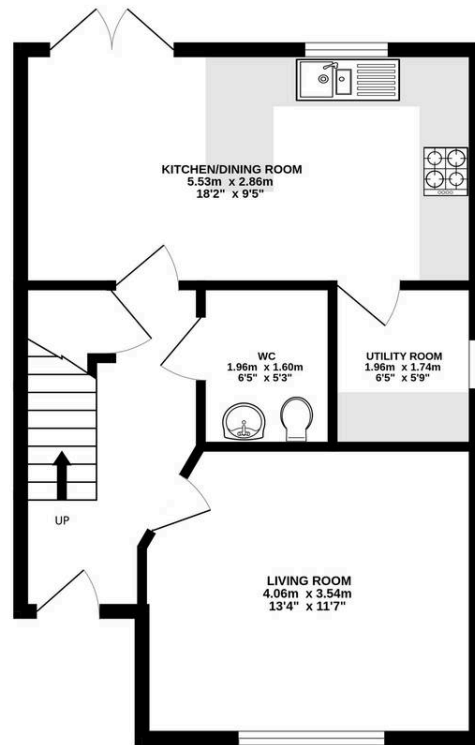
Westvale Park continues to be a highly sought-after development, popular with families and commuters alike, offering a modern community feel with local amenities, open green spaces and excellent access towards Horley, Reigate, Gatwick Airport and surrounding transport links.

Agents Note:

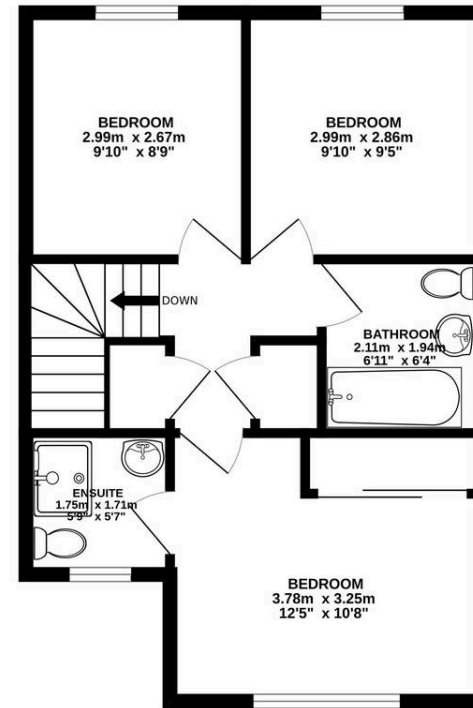
There is an annual service charge of £274.38. This information should be confirmed by your solicitor.



GROUND FLOOR
43.9 sq.m. (473 sq.ft.) approx.



1ST FLOOR
43.5 sq.m. (468 sq.ft.) approx.



TOTAL FLOOR AREA : 87.4 sq.m. (941 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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