



Brookwood, Horley

O.I.E.O. £450,000



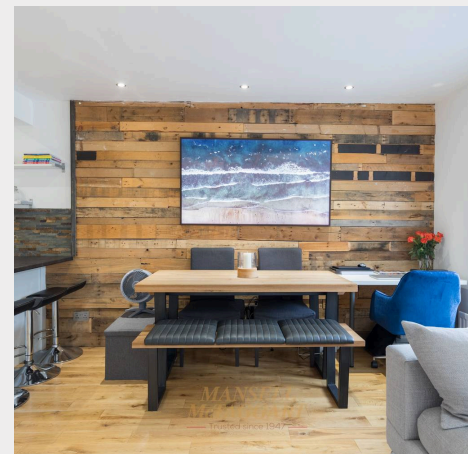
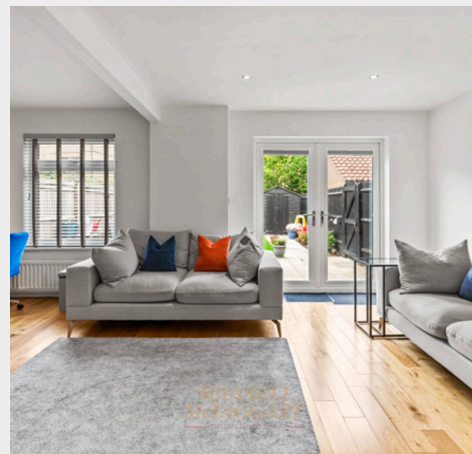
**MANSELL
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- 3 generous bedrooms
- En-suite to master
- Remodelled downstairs accommodation
- Grand entrance hall
- Downstairs cloakroom
- Beautifully presented throughout
- Landscaped rear garden
- Garage en-bloc and allocated parking space
- Popular residential area of Langshott
- Council Tax Band 'D' and EPC 'C'

A beautifully presented, 3 bedroom end of terrace home, in excellent condition throughout, located in the popular Langshott development. The property is within close proximity of Horley town centre, transport links, schools and amenities.

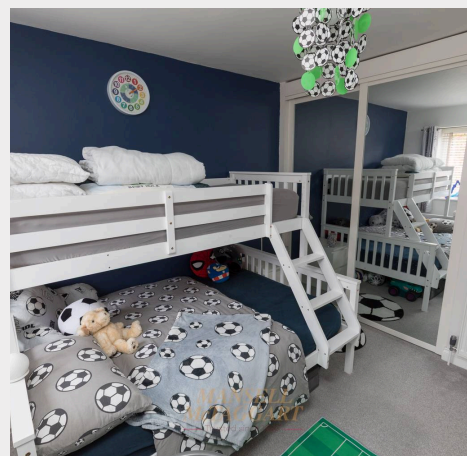
Approaching the property, there is a newly installed door to the home. Entering, you will notice the bright and airy entrance hall, which has been remodelled by the current owners, having ample of space for shoes, coats and push chairs. There is also a stylish open staircase, alongside doors to the cloakroom and open plan living space. The open plan living accommodation houses the living/dining room and kitchen. The kitchen is finished to a modern décor, with an array of stylish wall and base units with work surfaces over, breakfast bar and both fitted and freestanding appliances. The living/dining room is a good size, easily accommodating a family sofa, 6-8 person dining table and freestanding furniture. The room also benefits from a striking feature wall and dual aspect windows flooding the room with light.



Upstairs, is a real highlight of the home, being a rare build. There are 3 generous bedrooms, family bathroom and loft. Bedroom 1 is to the rear, it is a very good size boasting a superb en-suite which has just been fitted. Bedroom 2 is also of equally generous proportions, both fitting king sized beds. Bedroom 3 is a single room with space for a bed and furniture, or perfect for a home office. The family bathroom is beautifully set, being fully tiled and housing all newly installed sanitaryware.

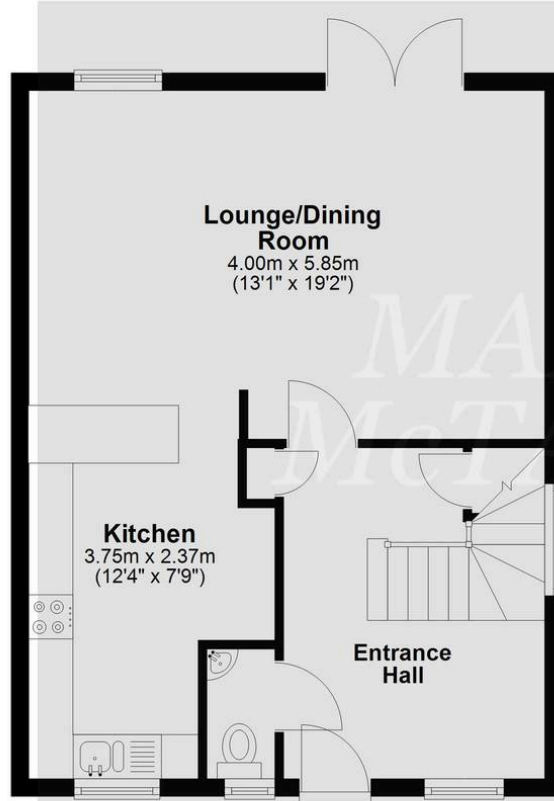
To rear, is a well proportioned landscaped garden being mainly laid to lawn, with a newly laid patio abutting the property. There is also a treeline behind, creating a sense of privacy and side gate to the garage en-bloc.

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.



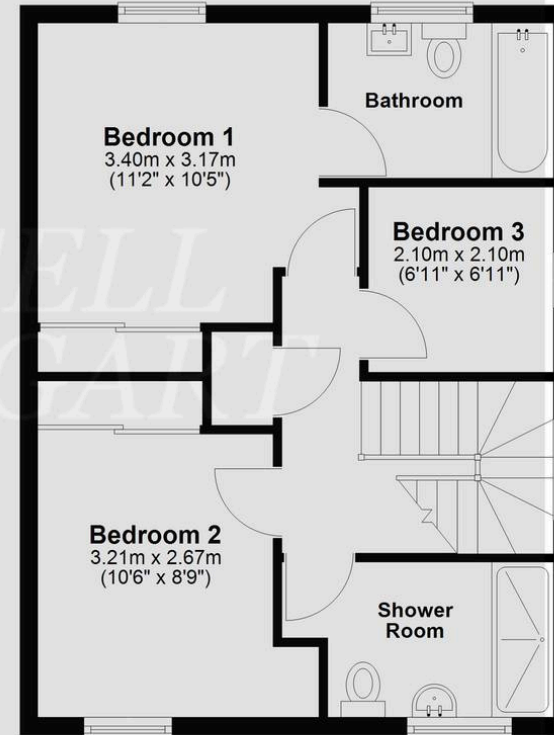
Ground Floor

Approx. 46.3 sq. metres (498.5 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.2 sq. feet)



Total area: approx. 91.5 sq. metres (984.7 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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