



Brookfield Drive, Horley

Offers in Region of **£450,000**



**MANSELL
McTAGGART**
— Trusted since 1947 —



- 3 Good size bedrooms
- En-suite and fitted wardrobes to bedroom 1
- NO CHAIN
- Open plan kitchen/dining room with French doors to rear
- Garage and driveway to rear
- Private rear garden
- One allocated parking rear of the property and ample public parking available in front
- Close proximity to Horley town, transport links and popular schools
- Well proportioned living room with bay window to front
- Desirable residential area on The Acres
- Council Tax Band 'D' and EPC 'C'

A well proportioned 3 bedroom family home offered to the market with NO CHAIN in the popular residential area of The Acres. The home is within close proximity of Horley town, transport links and popular schools.

On approach to the home, you are greeted by a stylish entrance porch and door to the home. Entering a spacious hallway has ample space for shoes and coats, with access to the cloakroom, living room and stairs to first floor. The living room is of excellent proportions, easily housing multiple family sofas and freestanding furniture, with a bay window to front allowing in lots of natural light. The cloakroom has a w/c and wash hand basin. A doorway leads to the open plan kitchen/dining room. Here there is an attractive range of wall and base units, fitted and freestanding appliances, alongside space for a dining table, chairs and a large storage cupboard with French doors to the garden.



Ascending to the first floor, you have a landing giving access to all 3 bedrooms, storage cupboard and large loft prime for conversion (STPP). Bedrooms 1 and 2 are equally well sized, able to house double beds and furniture, with bedroom 1 benefitting from fitted storage and an en-suite shower room. Bedroom 3 is a single room, perfect for children or as home office.

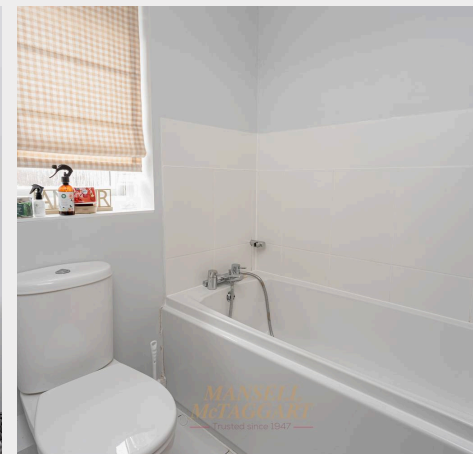
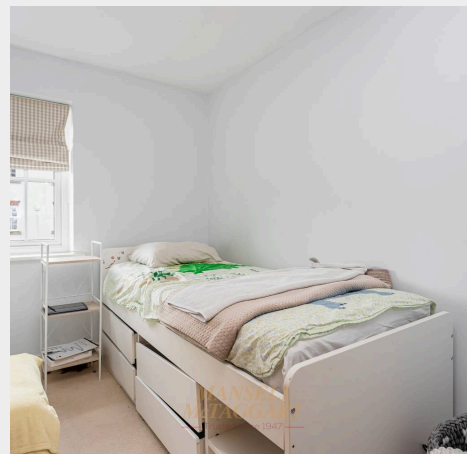
Outside, you have a private garden, laid mainly to lawn with a patio abutting the home. Is it enclosed by wood panel fencing and leads to a garage and driveway to the rear of the home. There is also one allocated parking rear of the property and ample public parking available in front.

Agents Note

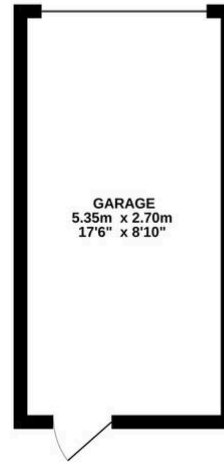
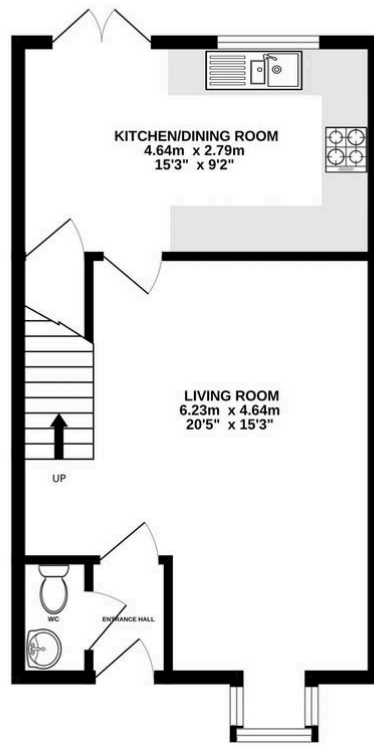
There is an annual service charge of £178. This information should be confirmed by your solicitor.

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
53.5 sq.m. (576 sq.ft.) approx.



1ST FLOOR
38.4 sq.m. (413 sq.ft.) approx.



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TOTAL FLOOR AREA : 91.9 sq.m. (989 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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