



Manor Drive, Horley

In Excess of **£400,000**



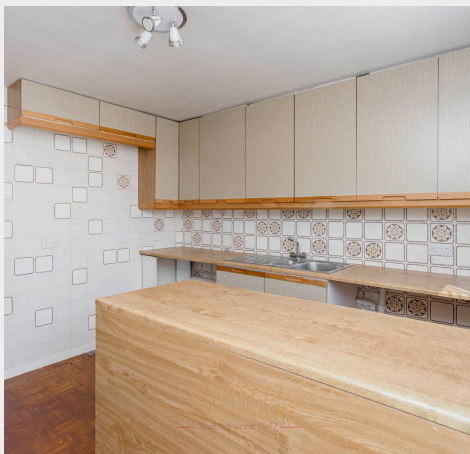
**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- 3 Double bedrooms
- Semi-detached
- NO CHAIN
- Downstairs cloakroom
- Mature landscaped rear garden
- Garage with electric up & over door
- Driveway parking for multiple vehicles
- Excellent potential for extension & improvement (STPP)
- Close proximity to local schools, shops, transport links and amenities
- Council Tax Band 'D' & EPC 'C'

A well proportioned 3 double bedroom, semi detached family home with excellent scope for extension and improvement, offered to the market with NO CHAIN. The property also boasts a large driveway with multi-vehicle parking, mature garden and ideally located a stones throw to local schools, shops, transport links, town centre and amenities.

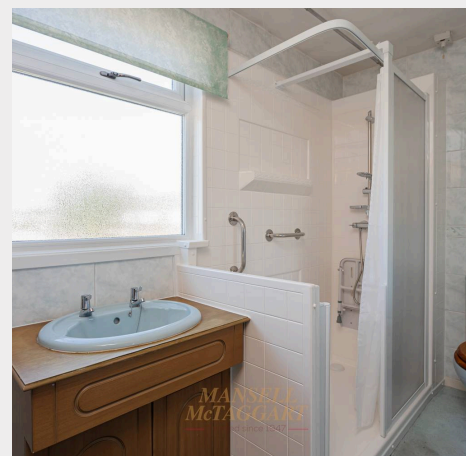
On approach to the home, you will see the mature front garden with a host of attractive flowers and shrubs. You also notice the multi-vehicle driveway and garage with electric up & over door. Entering the home, you are greeted by a spacious hall, leading to the cloakroom, kitchen, living room and stairs to first floor. The living room is toward the front of the home, easily accommodating family sofas and freestanding furniture, with a window to front allowing in lots of natural light. A doorway leads to the dining room.



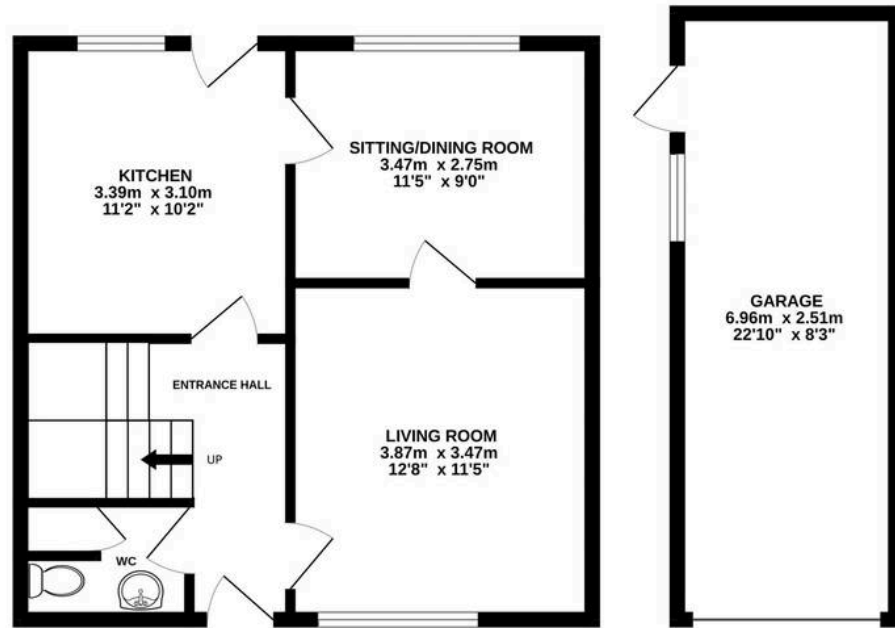
Equally well proportioned, there is space for a 6 person dining table and freestanding furniture, with a window overlooking the rear garden. Adjoining is the kitchen, although in need of modernisation, it is functional with a host of wall and base units, ample workspace, breakfast bar and a door to rear. Completing the downstairs, is the cloakroom, which is a great size, with expected sanitaryware and houses the boiler alongside a generous storage cupboard. This is a great size, and could be remodelled into a downstairs shower room

Upstairs a spacious landing gives access to all 3 double bedrooms, with bedrooms 1 and 2 benefitting from fitted storage. The shower room is again functional but in need of refitting. There is a shower unit, wash hand basin, W/C and opaque window to front.

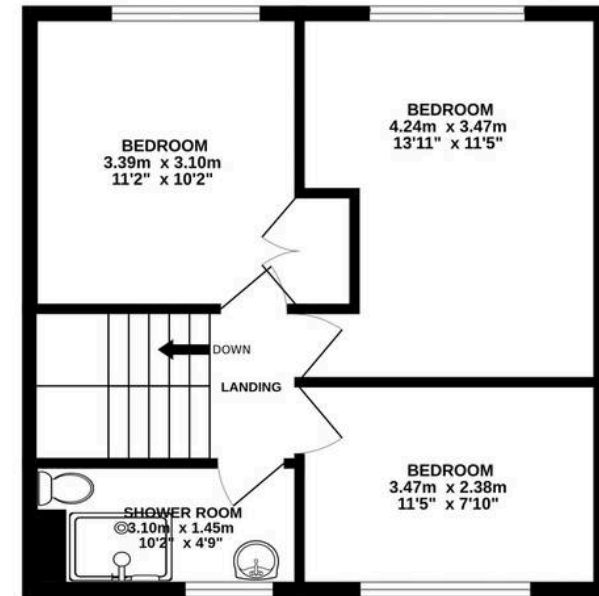
Outside to rear, you have a surprisingly private rear garden, benefitting from years of meticulous maintenance and care, with a range of mature shrubs and flowerbeds. There is ample of space to house a rear extension if desired and benefits from side access and a door to the garage.



GROUND FLOOR  
60.9 sq.m. (656 sq.ft.) approx.



1ST FLOOR  
43.2 sq.m. (465 sq.ft.) approx.



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TOTAL FLOOR AREA : 104.1 sq.m. (1121 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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