



Darenth Way, Horley

In Excess of £350,000



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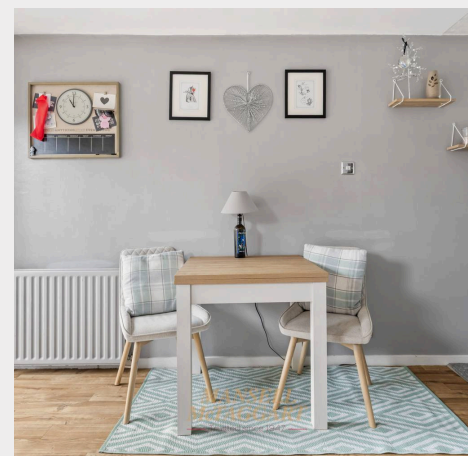


- Two-bedroom terraced family home
- Set within the heart of Meath Green
- Overlooking beautiful green space "Emlyn Meadows"
- Well-presented and thoughtfully upgraded by current owners
- Bright and airy throughout
- Kitchen/dining room with garden access
- Space for a 4-6 person dining table
- Landscaped rear garden with patio area
- Council Tax Band 'C' and EPC 'C'

Introducing this well-presented two-bedroom terraced home, situated within the heart of Meath Green, overlooking Emlyn Meadows and offering a fantastic position for those wanting convenient access to green open space, local amenities and Horley town centre.

The property has been well cared for by the current owners and has benefitted from a number of improvements, including a re-wire, replacement front door, new carpets, updated windows with a remaining warranty, and a landscaped rear garden. The boiler was installed in 2017 and is serviced annually.

Upon entering the property, you are welcomed into the living room, a bright and comfortable space positioned to the front of the home. The room is well-proportioned and offers ample space for freestanding furniture, with a large front window allowing plenty of natural light and views across the green open space beyond. To the rear of the property is the kitchen/dining room, which provides a practical and sociable layout for everyday living. The kitchen is fitted with a range of wooden wall and base units, worktop space, tiled splashbacks and space for freestanding appliances. There is also room for a 4-6 person dining table, with double doors opening directly onto the rear garden, creating a pleasant flow between the indoor and outdoor space.



The first floor offers two bedrooms and a family bathroom. The principal bedroom is a well-proportioned double room positioned to the front of the property, with space for a double bed and additional freestanding furniture, while also benefitting from an in-built storage cupboard. The second bedroom is a versatile room and would work well as a further bedroom, guest room or home office, depending on requirements, additionally housing 2 in-built storage cupboards. The bathroom is fitted to a modern white suite, including a bath with shower over, WC, wash hand basin, grey wall tiling, tiled flooring and a chrome heated towel rail.

Externally, the rear garden has been landscaped to create a neat and usable outdoor space. There is a paved seating area directly outside the kitchen/dining room, a lawned section, planted borders, decorative stone edging and a garden shed. The garden is enclosed by fencing and provides a pleasant space for outdoor seating and entertaining.

The property also benefits from one allocated parking space, with further on-street parking available nearby.

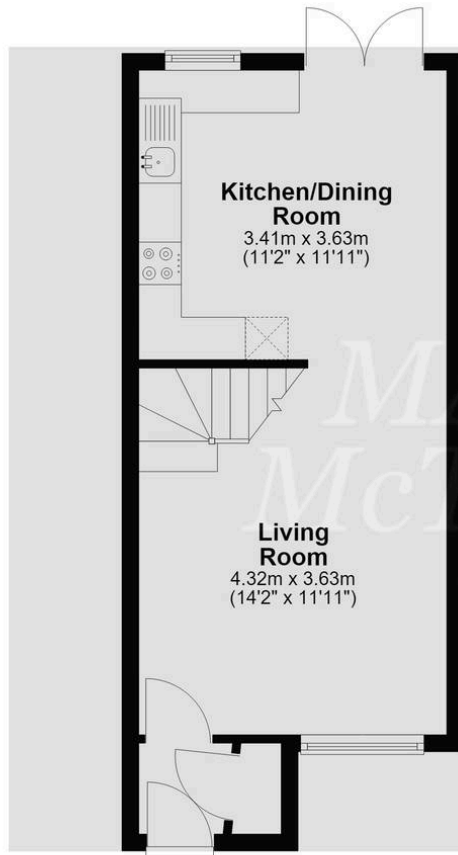
A particular feature of the location is its position overlooking Emlyn Meadows, which offers approximately 11 acres of woodland and field space, ideal for dog walking, children's play and enjoying the outdoors. The property is also well placed for local schools, amenities and Horley town centre, which is approximately a 20-minute walk away. Horley also offers a range of shops, restaurants, cafés and transport links, with convenient access towards Gatwick Airport, Crawley and Reigate.

An internal viewing is highly recommended to fully appreciate the presentation, setting and convenient position of this lovely home.



Ground Floor

Approx. 30.4 sq. metres (327.1 sq. feet)



First Floor

Approx. 29.2 sq. metres (314.5 sq. feet)



Total area: approx. 59.6 sq. metres (641.6 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.

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