



Balcombe Road, Horley

In Excess of £750,000



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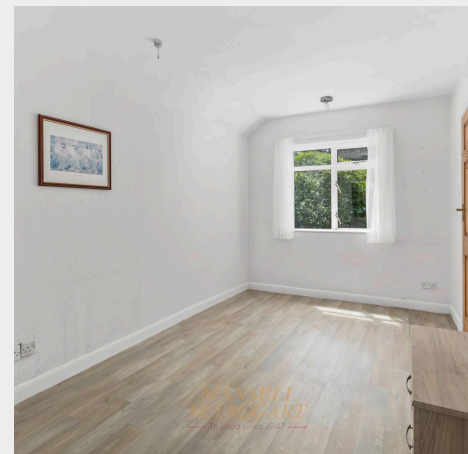


An attractive and substantial four-bedroom detached family residence, superbly positioned along the highly regarded Balcombe Road. Occupying a generous plot, this impressive home offers spacious and versatile accommodation throughout, together with significant potential for further enlargement or redevelopment, subject to the necessary planning consents.

The property is approached via a private driveway, bordered by an attractive low-level wall, a neatly maintained lawn, and beautifully established shrub and flower beds. A single garage with an up-and-over door sits adjacent to an ornate brick-built entrance porch, which opens into a welcoming and spacious entrance hall. The hallway benefits from a recessed area ideally suited for a home office or study space, along with ample room for coats and footwear.

To the front of the property, the elegant living room enjoys an attractive bay window overlooking the front garden and provides generous space for a range of freestanding furniture. Positioned to the rear, the dining room comfortably accommodates a large eight-seater dining table and offers direct access to the conservatory, which enjoys delightful views over the beautifully maintained east-facing rear garden.

An additional family room benefits from dual-aspect windows to both the front and rear elevations, creating a bright and versatile reception space ideal for modern family living.



The kitchen is situated to the rear of the property and is fitted with a comprehensive range of wall and base units incorporating a sink unit, gas hob, electric oven, and space and plumbing for a washing machine, dishwasher, and fridge freezer. A separate utility room provides further appliance space and additional storage, together with convenient side access. The ground floor is further complemented by a cloakroom/bathroom comprising a panelled bath with shower attachment, wash hand basin, low-level WC, and side-facing window.

Stairs rise from the entrance hall to the first-floor landing, where there is a large airing cupboard and access to four well-proportioned double bedrooms. Each bedroom offers ample space for king-size beds and freestanding furniture, together with useful under-eaves storage and fitted wash hand basins.

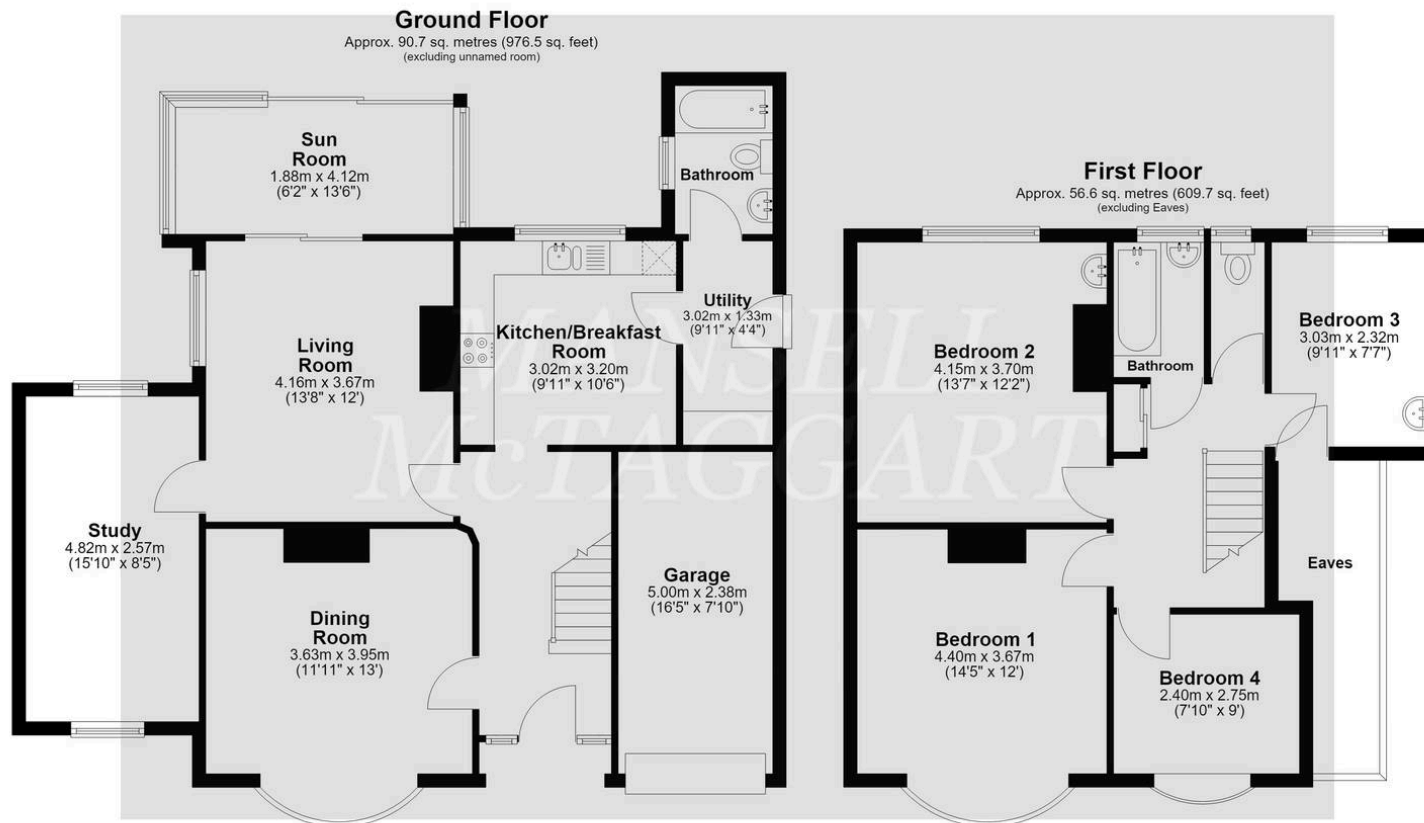
The family bathroom is fitted with a panelled bath and rear-facing window, while a separate WC is positioned adjacent.

Externally, the attractive east-facing rear garden features a paved patio area immediately adjoining the property, leading onto a well-maintained lawn bordered by mature shrubs and established flower beds. The garden is fully enclosed by timber panel fencing, providing an excellent degree of privacy and seclusion.

This impressive family home presents a rare opportunity to acquire a substantial detached property in a desirable residential location, offering both immediate comfort and exceptional future potential.

Council Tax Band 'F' and EPC 'tbc'





Total area: approx. 147.4 sq. metres (1586.2 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

Mansell Mc Taggart, 3 Central Parade Massetts Road – RH6 7PP

01293 228228

horley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/horley

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