



Poynes Road, Horley

Offers in Region of £700,000



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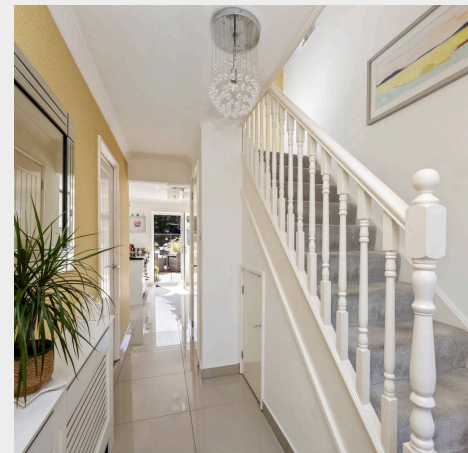


- Well proportioned 4 bedroom family home
- Detached
- Driveway parking for multiple vehicles
- Manicured South facing garden
- Beautifully decorated throughout
- Tastefully extended and remodelled
- Newly fitted kitchen and bathroom
- Popular Meath Green area
- Close proximity to local schools, transport links and amenities
- Council Tax Band 'E' and EPC 'tbc'

A beautifully presented 4 bedroom detached family home, which has been tastefully extended, remodelled and upgraded throughout located with a complete onward chain in the popular Meath Green area. The home is well located close to local schools, transport links, shops and amenities all within easy access.

Upon arrival, the property is set behind a well-maintained front garden and benefits from ample off-road parking, with a driveway extending along the side of the house to the garage. A convenient side gate provides access to the rear garden.

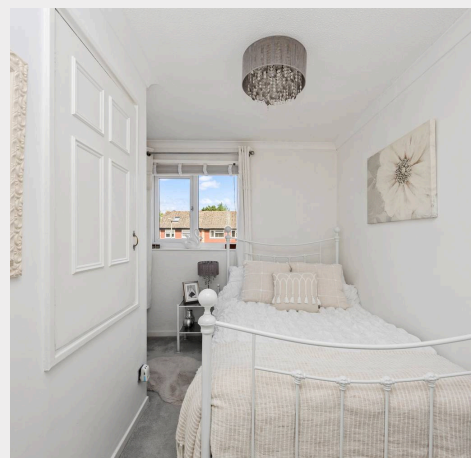
Stepping inside, a spacious and welcoming entrance hall provides access to the living room, cloakroom, impressive open-plan kitchen/dining area, and the staircase leading to the first floor. The living room is a fantastic size and features an attractive fireplace and feature wall, while a large front-facing window fills the room with an abundance of natural light, creating a bright and inviting space.



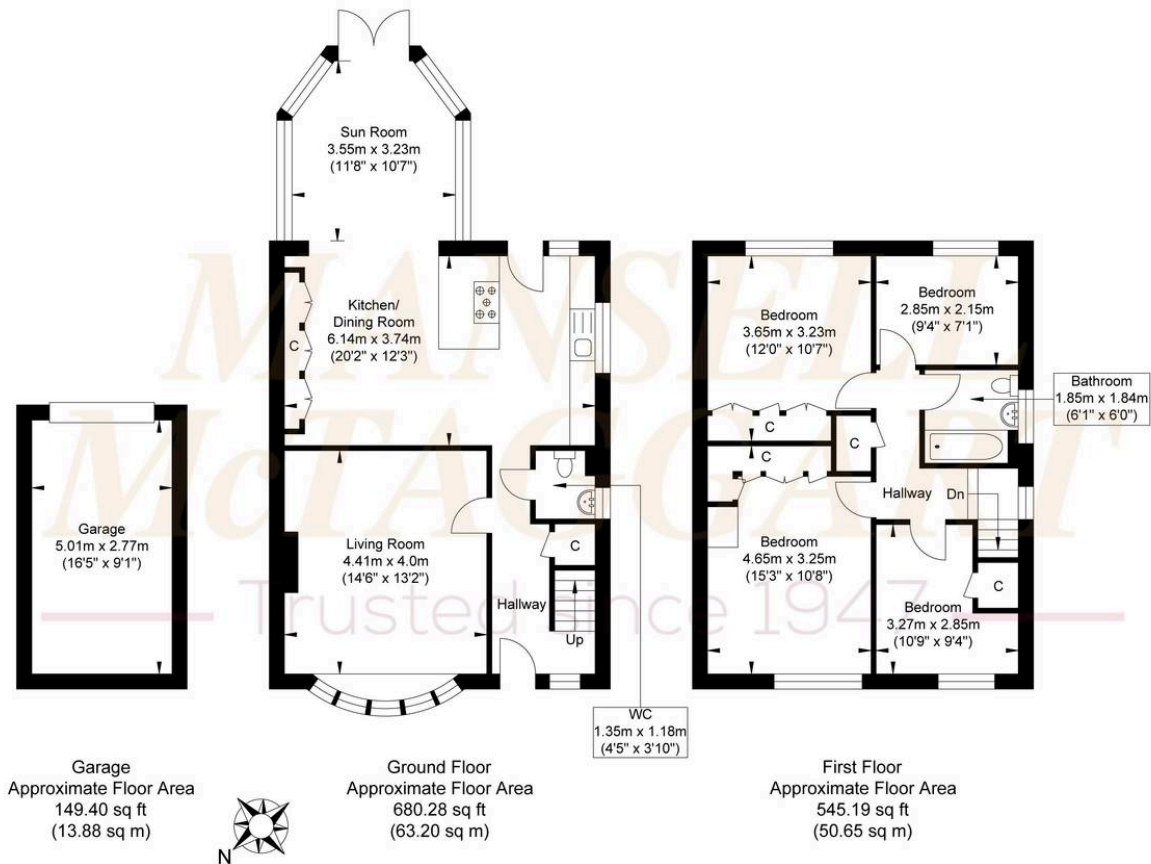
There is ample room for a multiple family sofas and freestanding furniture. To the rear of the property is the stunning open-plan kitchen and dining area, which has been thoughtfully remodelled and extended. The recently fitted contemporary kitchen offers both style and practicality, while the extension incorporates a conservatory, creating an exceptional family living and entertaining space. Flooded with natural light, the room enjoys tiled flooring throughout and delightful views across the rear garden and ample space for freestanding furniture.

Upstairs, the landing leads to three well-proportioned double bedrooms, a comfortable single bedroom, and a beautifully appointed family bathroom, being recently refitted to a high standard.

Outside, the rear garden is well presented and enjoys a high degree of privacy. Mature trees, established flower beds, and patio areas combine to create an attractive and relaxing outdoor space. The garden is particularly sunny being southerly facing and offers excellent potential for further extension, subject to the necessary planning permissions.



Poynes Road



Approximate Gross Internal Area (Excluding Garage) = 113.85 sq m / 1225.47 sq ft
 Illustration for identification purposed only, measurements are approximate, not to scale.

Mansell McTaggart Horley

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