



Yale

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**18 REGENTS MEWS, HORLEY, SURREY, RH6 7AN
OFFERS IN EXCESS OF £325,000
FREEHOLD**

***** SUPERBLY CENTRAL TWO BEDROOM HOUSE, IN A QUIET CUL DE SAC ***
*** OFFERED FOR SALE WITH NO CHAIN *****

Situated just moments from the bustling town centre of Horley, this two bedroom terraced house benefits from two en-suites and a downstairs WC.

To the front there is a handy external storage cupboard, through the front door you have an entrance hall with a cloakroom and a very useful utility cupboard. To the front there is a separate, fitted kitchen, then at the rear you have an open plan living/dining space, that has double doors opening onto the west facing garden.

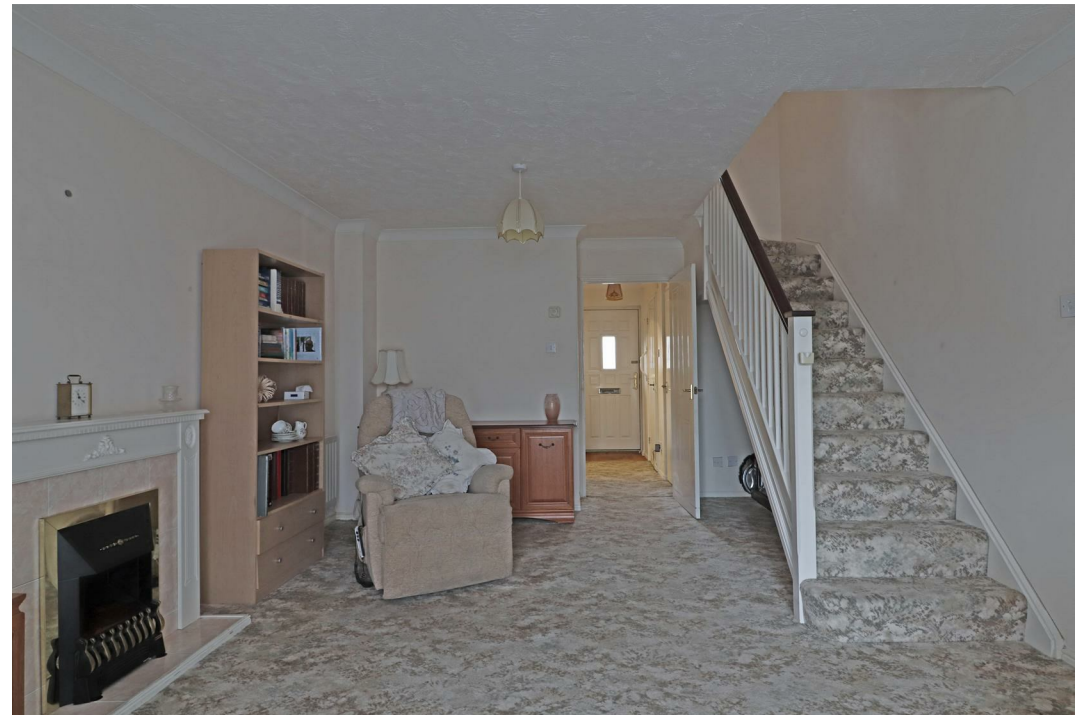
On the first floor there is a landing with loft access, the main bedroom has built in wardrobes, an en-suite shower room and a built in airing cupboard. The second bedroom is also a double room, with fitted wardrobes and an en-suite bathroom.

Outside there is a private rear garden, which is low maintenance and has a westerly aspect. The property benefits from a single garage with parking for one car in front, this is located in the corner of the cul de sac.

Horley town centre is just 300 yards away, and has a great selection of high street stores, as well as a superb variety of restaurants and bars. Horley also benefits from mainline trains to central London, as well as being just one stop from Gatwick airport.

NB. In accordance with Section 21 of the Estate Agent Act 1979, we hereby disclose that the Vendor of this property is a relative of an employee of Woodlands Estate Agents.

- CENTRAL LOCATION
- TWO BEDROOMS
- GARAGE
- CUL-DE-SAC
- COUNCIL TAX BAND: D
- NO CHAIN
- TWO ENSUITES
- WEST FACING GARDEN
- CLOSE TO SHOPS
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE HALL

9'1 x 3'0 (2.77m x 0.91m)

CLOAKROOM

5'2 x 2'10 (1.57m x 0.86m)

KITCHEN

9'10 x 6'0 (3.00m x 1.83m)

LOUNGE/DINING ROOM

17'2 x 12'6 (5.23m x 3.81m)

FIRST FLOOR

LANDING

6'1 x 6'0 (1.85m x 1.83m)

BEDROOM ONE

10'6+wardrobes x 9'2 (3.20m+wardrobes x 2.79m)

ENSUITE BATHROOM

6'3 x 6'2 (1.91m x 1.88m)

BEDROOM TWO

12'6 x 8'3 (3.81m x 2.51m)

ENSUITE SHOWER ROOM

6'1 x 5'11(max) (1.85m x 1.80m(max))

GAS CENTRAL HEATING

DOUBLE GLAZED

35FT WESTERLY GARDEN

EN BLOCK GARAGE WITH PARKING IN FRONT

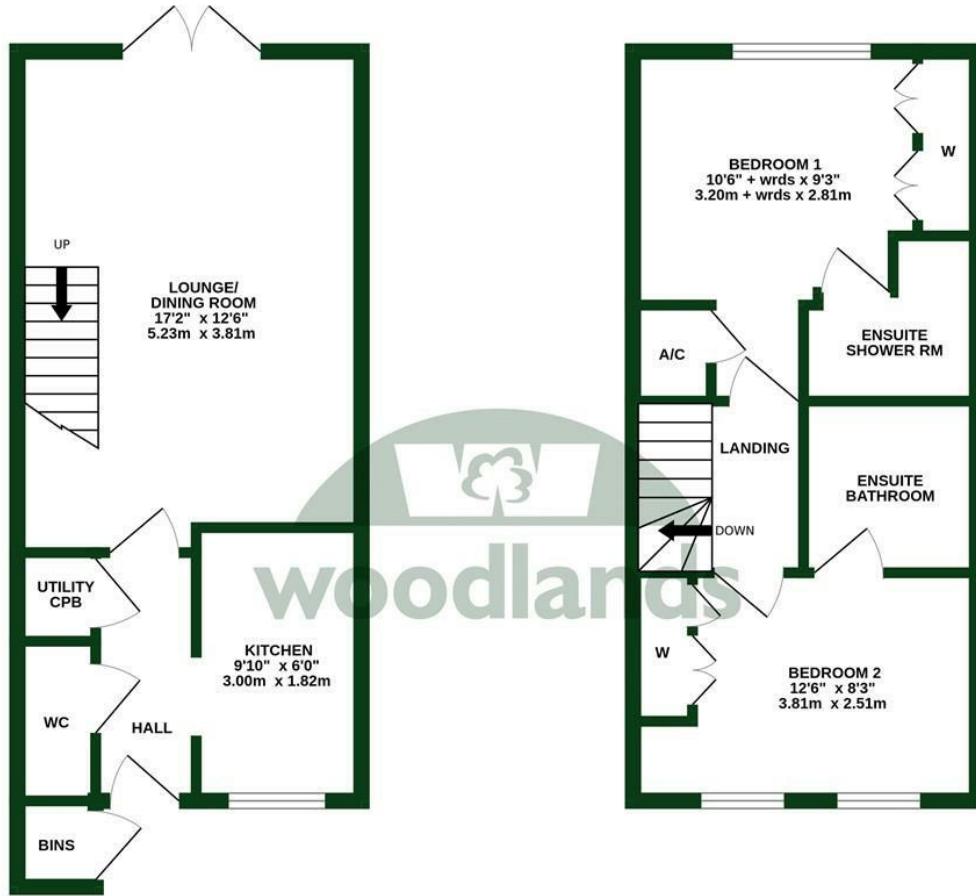
ESTATE CHARGE: £500 PER ANNUM (APPROXIMATELY)



GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.

TOTAL FLOOR AREA: 685 SQ FT (63.6 SQ M) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

To view this property please call 01737 771777

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