



**26. Heritage Lawn, Horley, RH6 9XH
Offers In The Region Of £650,000**



JAMES DEANE
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J A M E S D E A N
E S T A T E A G E N T S

Tucked away in a beautiful cul de sac on the ever popular Langshott development, is this well presented double fronted family home entering the market for the first time in 22 years and offered to the market with NO FORWARD CHAIN. The property has been tastefully decorated throughout in a neutral colour scheme.

The lobby opens though to the entrance hall which has a cloakroom set off to the left hand side. The bright and airy lounge is set to the front with a feature fireplace and door leading through to the large kitchen/diner. The kitchen has a range of matching wall and base units, space for white goods, part tiled walls and a central island separating the two area. The dining area has wood effect flooring and sliding patio doors opening through to the conservatory, which has access to the garden as well as leading through to the study with a velus window which flood the room with light. At the back of the study a door leads through to family room with under floor heating and would offer the new owners a number of uses.

On the first floor are four bedrooms of which all have either fitted or built in cupboards. The main bedroom has the bonus of having an en-suite bathroom. The family bathroom has been converted to a double shower room, with part tiled walls and white suite.

To the rear is a well maintained garden, with well stocked flower borders, lawn and paved seating area as well as side access. Set to the front is an attached garage with electric roller shutter doors and parking for a number of vehicles.

Location is always key and it is no exception here as the development is nearby the town centre, which offer a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and Horley mainline railway station provides services to London and the south coast.









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- Sought after cul de sac
- 2 Receptions & Study
- Kitchen/Diner
- Conservatory
- Cloakroom
- 4 Bedrooms
- En Suite & Family Bathroom
- Beautifully presented rear garden
- Garage and Parking
- NO FORWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Internal Area: 1587.00 sq ft

Tenure: Freehold

Local Authority: Reigate and Banstead

Council Tax Band: E

Do you have a property to sell?

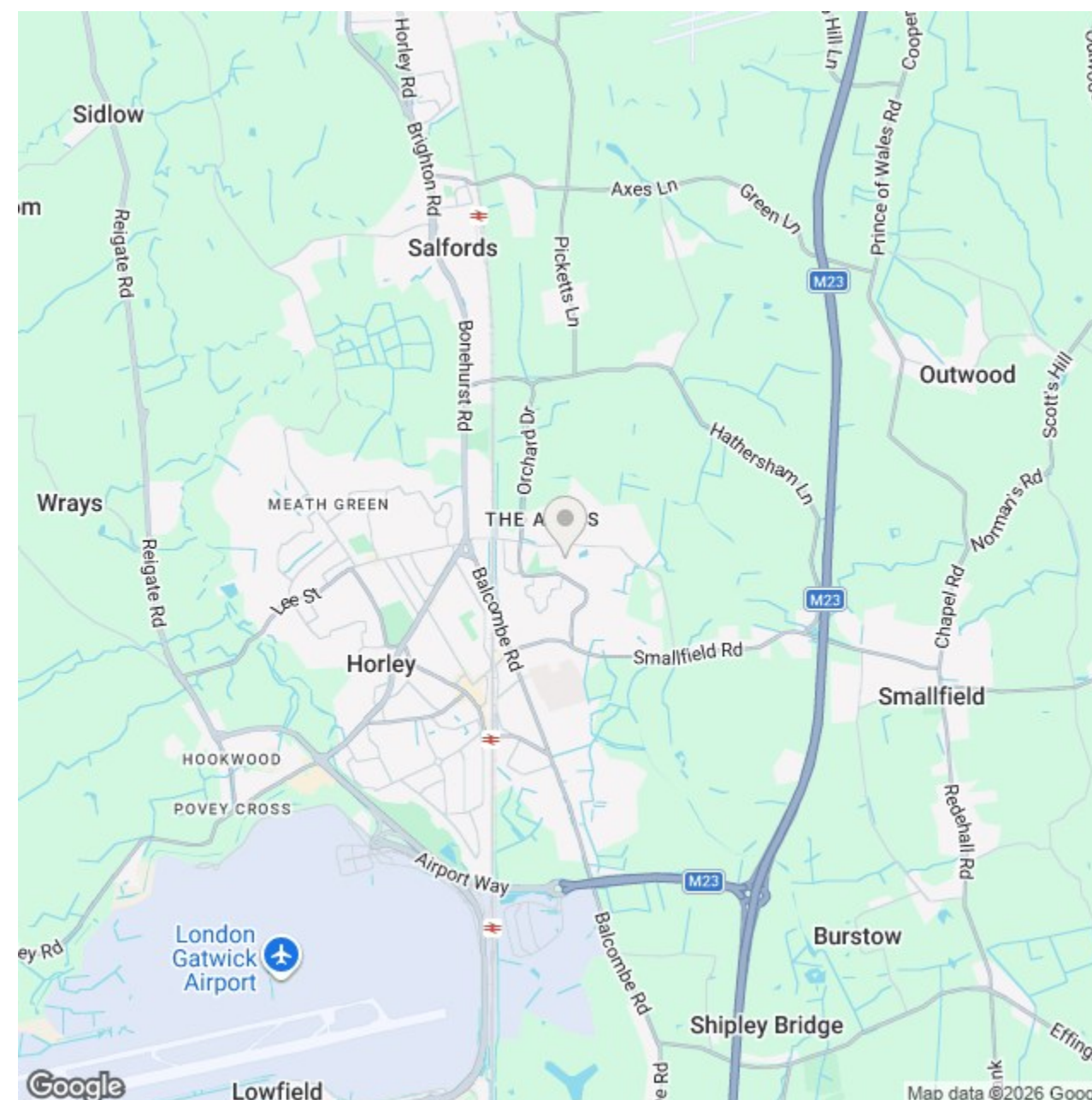
If so we can provide you with a free market appraisal.

Do you need a solicitor?

We can provide you with no obligation quotes from our panel of preferred solicitors.

Do you need a mortgage?

We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.



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FLOOR PLAN



Heritage Lawn, RH6 Approx. Gross Internal Floor Area 1587 sq. ft / 147.50 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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