13 Newman Road, Horley, RH6 9JB

Offers In Excess Of £525,000

JAMESDEAN

ESTATE AGENTS

An immaculately presented detached family home occupying a generous corner plot in a quiet cul-de-sac, offering three bedrooms, stylishly refurbished kitchen/diner, separate utility room and a superb private rear garden with summer house and patio. Offered with no onward chain, the property also benefits from driveway parking and a garage, an excellent location within walking distance of Horley town centre, with convenient access to Horley mainline station and Gatwick Airport.







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This attractive detached family home occupies a generous corner plot in a quiet cul-de-sac, offering a wonderful combination of privacy and seclusion. Immaculately presented throughout, the property provides a superb blend of modern living and spacious accommodation and is offered to the market with no onward chain.

The accommodation begins with a welcoming entrance hall and guest cloakroom, leading through to an elegant dual aspect living room positioned at the front of the property. To the rear, the impressive dual aspect kitchen/diner enjoys a pleasant outlook over the garden, with French doors providing direct access outside. The kitchen has been stylishly refurbished and features contemporary white cabinetry, wooden worktops, decorative splashback tiling and a range of integrated appliances. A useful utility room completes the ground floor, providing additional storage and convenient external access.

Upstairs, there are three bedrooms, a family bathroom and loft storage, which is partially boarded. The two principal bedrooms both benefit from integrated storage, while the generous principal bedroom also features a stylish ensuite shower room with striking floor-to-ceiling decorative tiling.

Externally, the property benefits from a storm porch, tarmac driveway with parking for multiple vehicles, a single garage and side access leading to the superb private rear garden, which is undoubtedly one of the property's standout features. Predominantly laid to lawn, the garden includes a large Indian sandstone patio, summer house, potting shed and an established selection of mature planting, creating an attractive and secluded outdoor space.

Location is always key, and this property is particularly well positioned. The Acres is an impressive development of beautifully designed and well-crafted family homes, situated within walking distance of the thriving town of Horley, which offers a range of amenities and excellent transport links.

A management fee applies.














VALENCIA
POSITANO
ALBERO DI LIMONE











JAMESDEAN

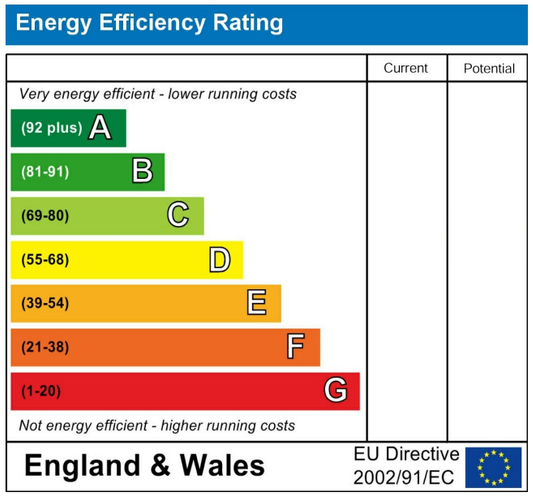
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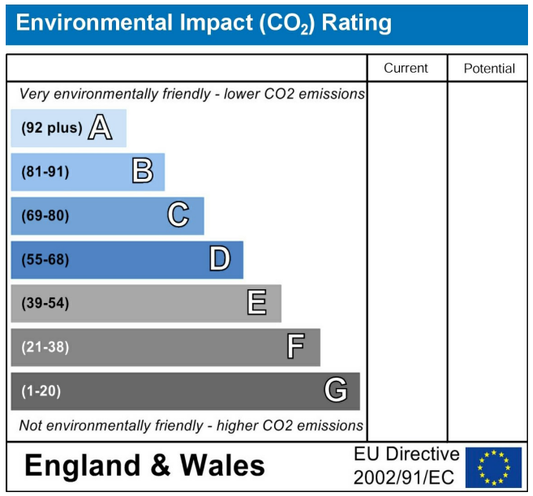


- No Onward Chain
- Beautifully Presented Family Home Occupying a Corner Plot
- Wonderful Private Mature Garden with Summer House
- Refurbished Dual Aspect Kitchen/Diner
- Elegant Dual Aspect Living Room
- Utility Room & Guest Cloakroom
- Three Bedrooms
- Principal Bedroom with Ensuite & Fitted Storage
- Garage & Parking
- Quiet Cul-De-Sac Location

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Internal Area: 1236.00 sq ft

Tenure: Freehold

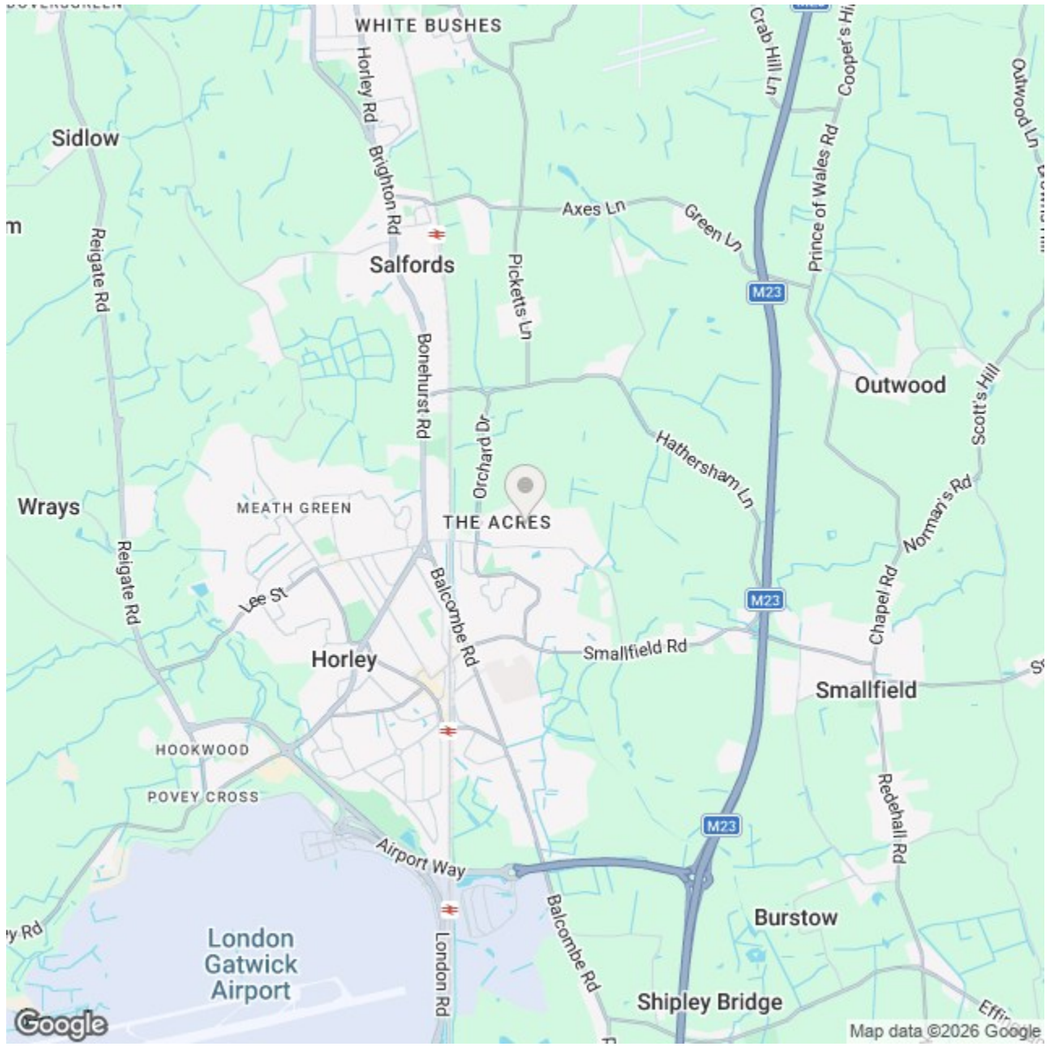
Local Authority: Reigate & Banstead BC

Council Tax Band: E

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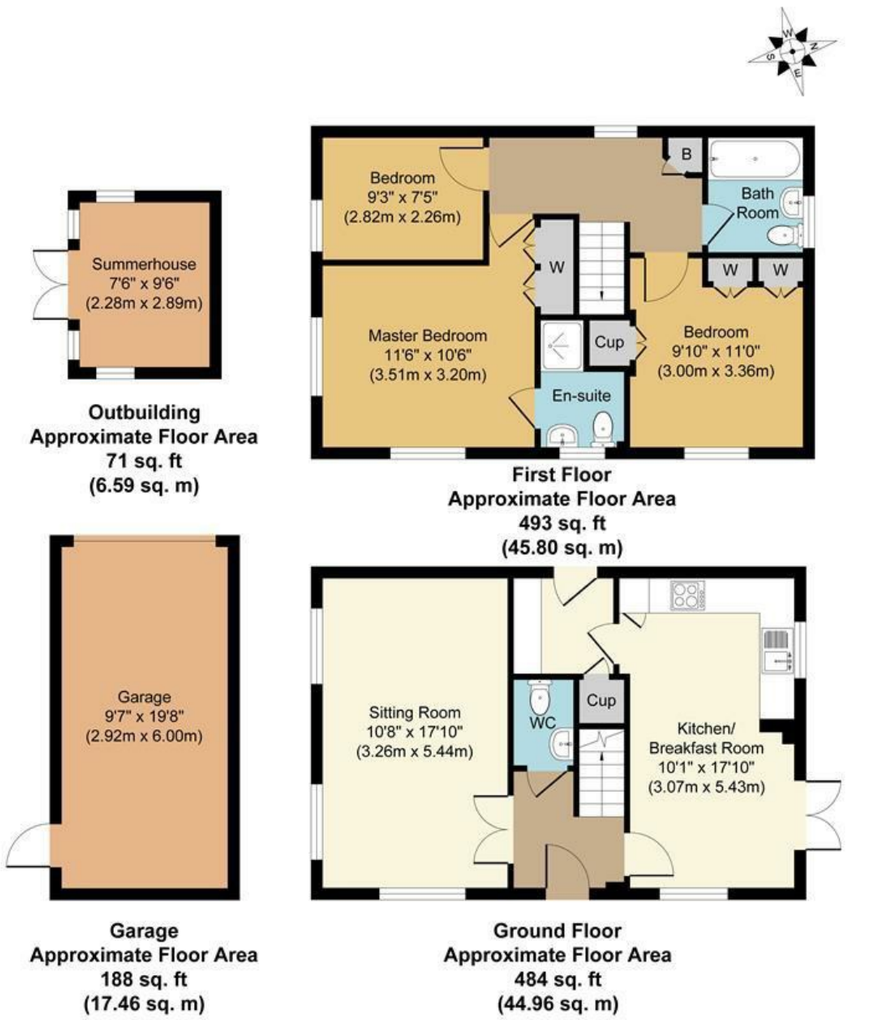
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FLOOR PLAN



Newman Road, RH6

Approx. Gross Internal Floor Area 1236 sq. ft / 114.81 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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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.