



136 The Crescent, Horley, Surrey, RH6 7NX

www.jamesdeanproperty.co.uk



A modern styled semi detached bungalow with front/rear gardens, garage and off street parking located on a popular residential road conveniently close to Horley town centre and Gatwick airport and walking distance to their respective train stations. With the potential to extend subject to approval. This home is offered with NO FORWARD CHAIN.

The house is furnished to a contemporary style throughout with durable solid oak flooring, double glazing and gas central heating throughout. The two double bedrooms are set to the front. The lounge/diner is set to the rear with bi fold doors



opening to the large bright conservatory with an insulated roof and double glazed walls/doors which then opens through to the rear patio/garden offering living/entertaining versatility. The good sized kitchen with gas hob has matching modern units with plenty of space for appliances. The bathroom is furnished with contemporary white suite units, part tiled walls and tiled floor.

Outside, there is a shared driveway giving access to the rear garden and detached garage with space to park an additional car in front of the garage. The front and rear gardens are lawn with the rear garden also having a patio area.

This house is ideal for buyers who are looking for an initial, growing or downsized home with good sized living space inside and outside without too much initial work but with plenty of potential to extend and with easy walkable access for mainline train commuting.

Offers In The Region Of £425,000



Floor plan



Approximate Floor Area

839 sq. ft

(77.93 sq. m)



The Crescent, RH6
Approx. Gross Internal Floor Area 839 sq. ft / 77.93 sq. m

Whilst every effort has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is accepted 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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TENURE: Freehold

Council Tax Band: D



| Energy Efficiency Rating | | |
|--|-------------------------|-------------|
| | Current | Prospective |
| Very energy efficient - lower running costs (92 plus) | A | 85 |
| (81-91) | B | |
| (69-80) | C | |
| (58-68) | D | 67 |
| (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 | Prospective |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (58-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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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.