



3 Hurst Road, Horley, RH6 8EJ

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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

This beautifully presented period semi-detached family home, is located in a popular residential road in the Meath Green area. Lovingly updated by the current owners, this home has so much to offer and is beautifully presented.

The downstairs accommodation includes an open plan, dual aspect lounge/diner with wood stripped flooring and French doors that open into a conservatory area that provides direct access to the rear garden. The kitchen has been finished with pale green matching wall and base units, tiled splash backs, space for appliances, range oven and door to the side as well as to the utility room. The utility room has plumbing and space for washing



machine, storage cupboards, sink and a guest cloakroom.

On the first floor are three good sized bedrooms, each with different aspects. The spacious family bathroom has been upgraded and offers a white suite, part tiled walls and built in vanity/storage unit. There is side access to the established south west facing rear garden that has well stocked flower borders and a paved seating area. To the back of the garden is a fully insulated garden building with power and lighting that is currently being used as a home office.

Location is always key and it is no exception here. The property is ideally located within walking distance of the local shops as well as the ever popular Meath Green primary and junior schools. The bustling town of Horley offers residents a good 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.

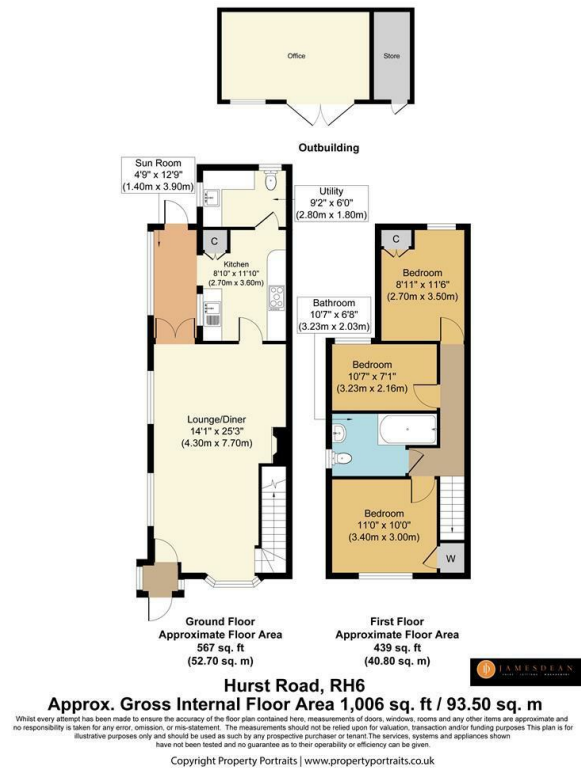
**Offers In The Region Of £450,000**







# Floor plan



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

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

TENURE: Freehold  
Council Tax Band: D

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**JAMES DEAN**  
ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE  
T: 01737 242331 F: 01737 243481  
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ  
T: 01293 784411 F: 01293 784422  
E: info@jamesdeanproperty.co.uk

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.