



4 Larksfield, Horley, RH6 9ET
Asking Price £530,000



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

This attractive family home is situated in a quiet cul-de-sac within walking distance of local schools, the town centre and mainline station. The property has been considerably upgraded and offers three bedrooms including master with ensuite, two receptions, new kitchen, conservatory, cloakroom, garage, parking and a well tended garden.





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

This attractive detached family home is conveniently situated on the popular Langshott development within walking distance to local schools, mainline station and the town centre.

The property is well presented throughout and has been significantly upgraded. The improvements include but are not limited to the installation of a brand-new stylish kitchen, the addition of a new roof to the conservatory, refurbished and contemporary family bathroom, ensuite and cloakroom, addition of a block paved driveway, Indian sandstone patio and new garden fencing with concrete posts and gravel boards.

The accommodation consists of an entrance hall with cloakroom and an elegant living room with large bay window and a real flame gas fire, which leads onto a separate dining room via French doors. The dining room connects to the kitchen and conservatory with both rooms providing direct access outside. The new kitchen features white gloss units, solid wooden work tops, breakfast bar and integrated appliances including induction hob, oven and dishwasher.

Upstairs consists of three bedrooms, family bathroom and loft storage, which is partially boarded. The two main bedrooms feature integrated storage whilst the master also benefits from a stylish ensuite with decorative tiling, illuminated mirror and elegant sanitary ware.

Externally, the property features a storm porch, block paved driveway with parking for multiple vehicles, single garage and side access to the private rear garden. The garden is mainly laid to lawn and includes a large Indian sandstone patio and new fencing.

Location is always key and it is no exception here as this property is within walking distance to the thriving town of Horley, which offers residents a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and Horley mainline station provides services to London & the south coast.





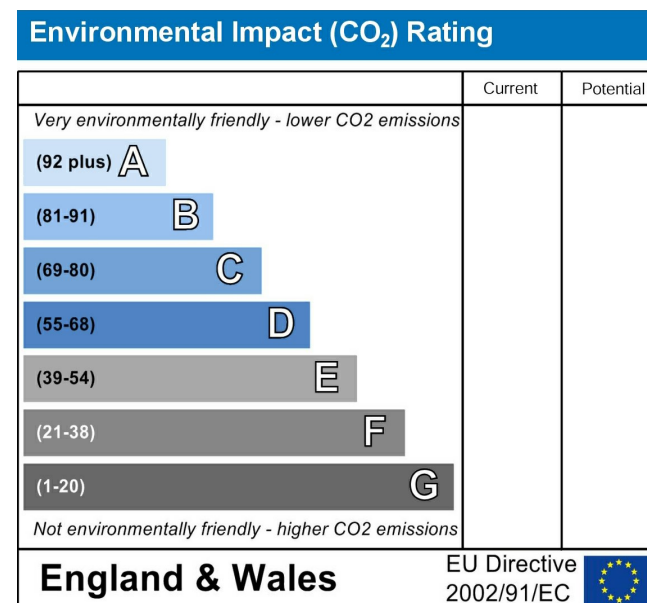
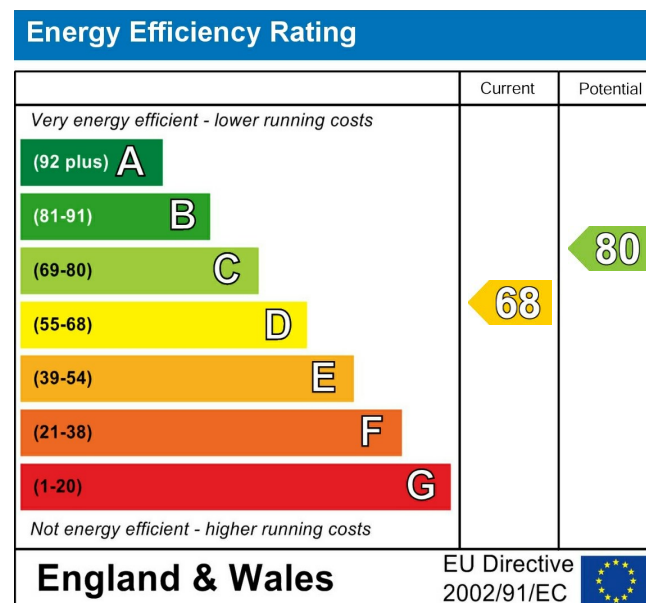




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- Detached Family Home
- Three Bedrooms
- Master with Ensuite
- New Kitchen with Integrated Appliances
- Elegant Living Room with Bay Window & Real Flame Gas Fire
- Separate Dining Room
- Conservatory with New Roof
- Refurbished Bathroom and Cloakroom
- Garage & Block Paved Driveway
- Garden with New Indian Sandstone Patio & New Fencing



Internal Area: 1151.75 sq ft

Tenure: Freehold

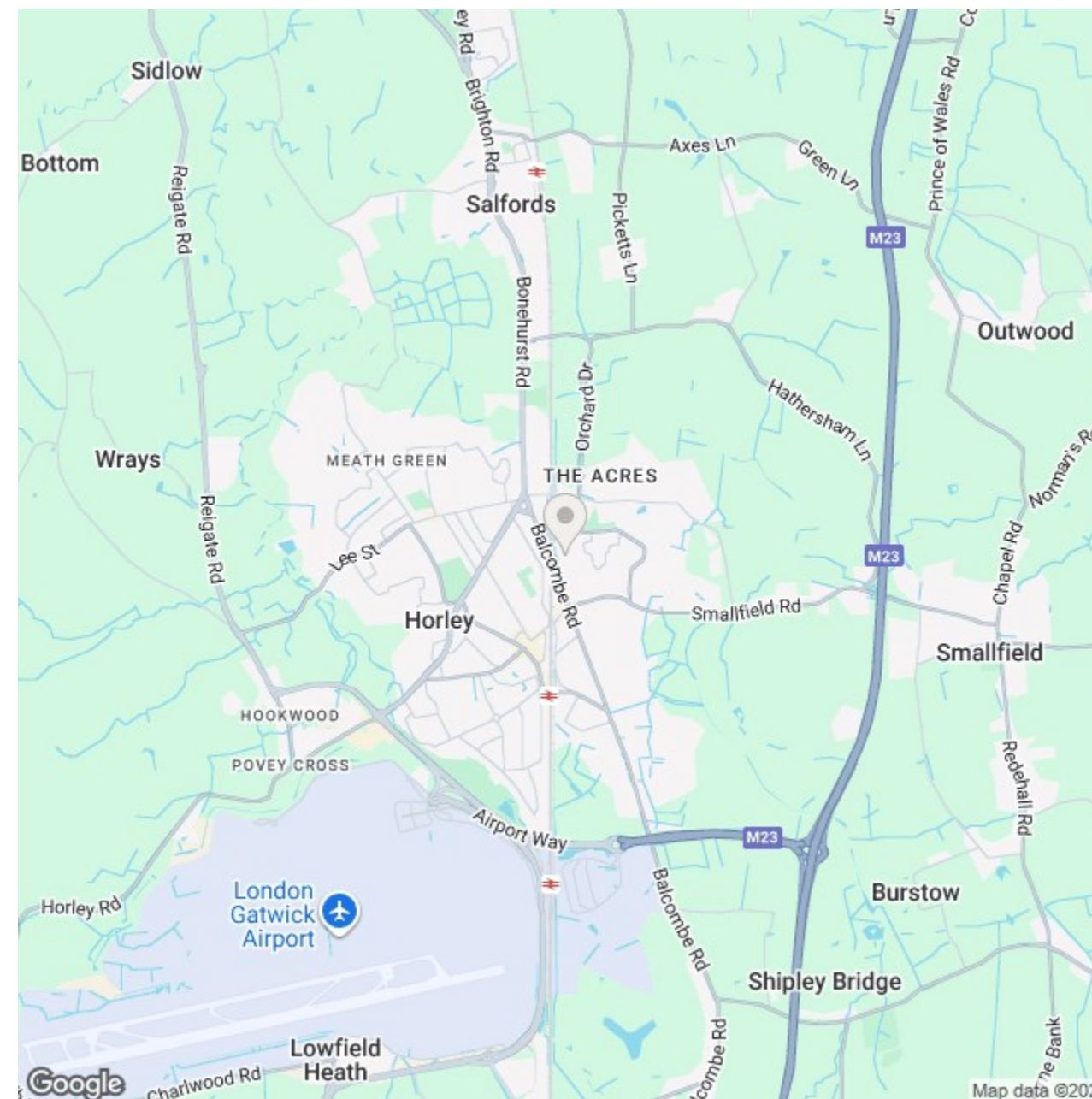
Local Authority: Reigate & Banstead BC

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



Larksfield, RH6



**Approx. Gross Internal Floor Area 1,076 sq. ft. (99.95 sq. m.)
(Excluding Garage)**

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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