



43 Avondale Close, Horley, Surrey, RH6 8BN

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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 impressive end of terrace home has been stylishly refurbished by the current owner to a high finish and specification. The upgrades and improvements include the installation of a brand-new kitchen, new radiators throughout, a new front door and new internal doors, an upgraded entrance porch as well as a new stairwell and main bedroom carpet.

The ground floor accommodation includes an entrance porch with a useful seating area. There is a dual aspect living room beyond with fitted blinds, a feature fireplace and laminate flooring, which leads onto the kitchen/diner and conservatory. The contemporary kitchen/diner features a large understairs storage cupboard, light grey cabinetry with stylish splashback panels, tiled flooring, vertical radiator, wall mounted television, USB sockets and integrated



appliances including a four-ring gas hob, oven, dishwasher and bin store. The conservatory benefits from heating, laminate flooring and enjoys a vista of the garden with direct access to the patio via French Doors.

On the first floor are two double bedrooms, single bedroom used as a dressing room, a deluxe family bathroom and loft storage. The bathroom includes elegant sanitary ware, stylish floor to ceiling tiling, fitted shelving and wall mounted mirror.

The external aspects are every bit as impressive. To the front is a block paved driveway with off road parking as well as a separate allocated parking space. There is side access to the south facing rear garden, which is mainly laid to lawn and flanked by flower borders with a patio area and external power points. To the rear is a decked terrace and garden shed.

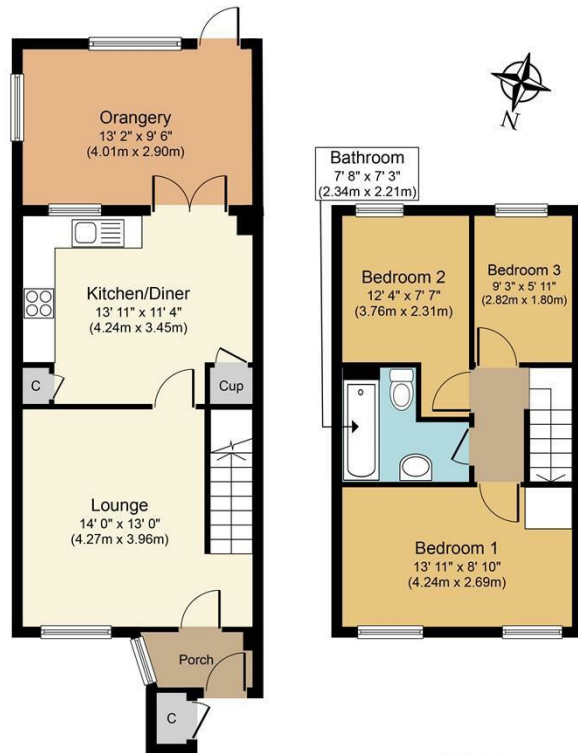
Location is always key and it is no exception here as the property is walking distance to the local schools as well as the thriving town of Horley, which offers residents a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and Horley station provides fast services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

**Asking Price £415,000**





## Floor plan



Avondale Close, RH6  
Approx. Gross Internal Floor Area 874 sq. ft. (81.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### Key information

**Internal Area:** 874.00 sq ft

**Tenure:** Freehold

**Viewing:** Strictly By Appointment

### Do you have a property to sell?

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

### Do you need a mortgage?

Our in house financial advisor would be delighted to provide you with a no obligation quotation.

### Do you need a solicitor?

We can provide you with a no obligation quote from our preferred solicitor.

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