



14 Whittaker Drive, The Acres, Horley, Surrey, RH6 9TN

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**JAMES DEANE**  
ESTATE AGENTS

This attractive family home is located on a popular residential development and offers a modern finish and specification, parking and garage.

This home is well presented and situated close to amenities on the development. It is ideally suited for first time buyers, those seeking to upsize from apartment living and also attractive to potential investors and commuters due to its close proximity to mainline services and Gatwick airport. NO FORWARD CHAIN.

The ground floor features an entrance hall with cloakroom that leads onto a spacious living room with feature bay window. Downstairs is completed by a



contemporary kitchen/diner with French Doors leading to the garden. The kitchen comprises tiled flooring, cream cabinetry, storage cupboard and integrated appliances including oven, gas hob and dishwasher. On the first floor is a landing with large airing cupboard, master bedroom with ensuite, a second double bedroom, single bedroom, family bathroom and loft storage. Externally, the property boasts a storm porch and rear access to the garden, which features a patio and lawned area. There is a garage en bloc as well as an allocated car parking space.

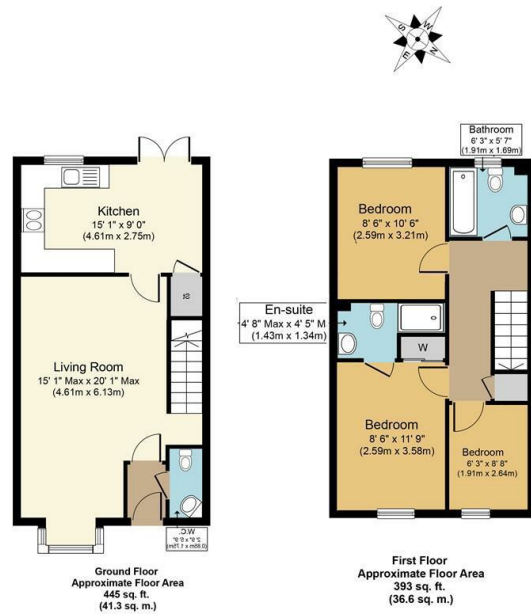
Location is always key and it is no exception here as this property has nature on its doorstep with access to a play area and open fields as well as being in close proximity to Trinity Oaks School and nursery. The Acres is an impressive development of beautifully designed and well-crafted family homes. It is close 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 railway is within walking distance.

**Offers Invited £440,000**





# Floor plan

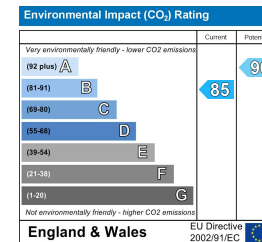
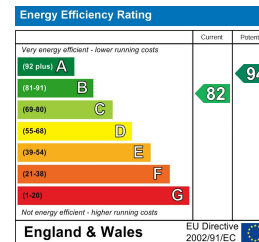


Whittaker Drive, RH6

Approx. Gross Internal Floor Area 838 sq. ft. (77.9 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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TENURE: Freehold  
Council Tax Band: D

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