



Brandy Hollow 104 Balcombe Road, Horley, RH6 9BW
Offers In The Region Of £1,000,000



JAMES DEANE
ESTATE AGENTS

The property is conveniently positioned within a short walk of Horley mainline railway station, providing direct connections towards London and the South Coast. Horley town centre is also readily accessible and offers an excellent selection of shops, cafés, restaurants and supermarkets, whilst the property's position off Balcombe Road provides convenient access to the surrounding road network.





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

Located within easy reach of the town centre, this attractive and generously proportioned detached family home offers versatile accommodation, a wealth of character and considerable potential for its next owners to further personalise and enhance. Set behind attractive brick walls and approached via a private driveway, the property is offered for sale with NO FORWARD CHAIN.

The spacious entrance hall provides an inviting introduction to the property and features attractive wood-effect flooring. To the rear, a bright and impressive triple-aspect double-glazed conservatory provides an excellent additional reception space, with double doors opening directly onto the rear garden.

The dual-aspect lounge features a characterful fireplace and exposed beams to the ceiling, while the generous triple-aspect formal dining room occupies the opposite side of the property. This impressive room also benefits from a feature fireplace and beamed ceiling, creating a warm and characterful setting for both family meals and entertaining.

The farmhouse-style kitchen/breakfast room is positioned towards the front of the property and is fitted with a range of matching wall and base units, complemented by a central island and space for freestanding appliances. The kitchen leads through to the converted double garage, which currently provides a particularly useful combination of storage and utility space.

Upstairs, there are four well-proportioned double bedrooms, each enjoying a different aspect, together with a spacious family bathroom and a separate, upgraded shower room.

The rear garden is a particularly attractive feature of the property. Generously proportioned, it combines a paved seating area with an extensive lawn, mature planting and a natural pond, complemented by an established willow tree that provides a wonderful focal point. There are also several brick-built storage sheds, a substantial timber shed and greenhouse, and gated side access.









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



- Generous and Private Plot
- Detached Family Home with a Wealth of Character
- Three Reception Rooms
- Kitchen/Breakfast Room
- Four Bedrooms
- Two Bathrooms
- Converted Double Garage
- Expansive Mature Rear Garden
- Off Road Parking for Multiple Vehicles
- NO FORWARD CHAIN



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Internal Area: 2686.00 sq ft

Tenure: Freehold

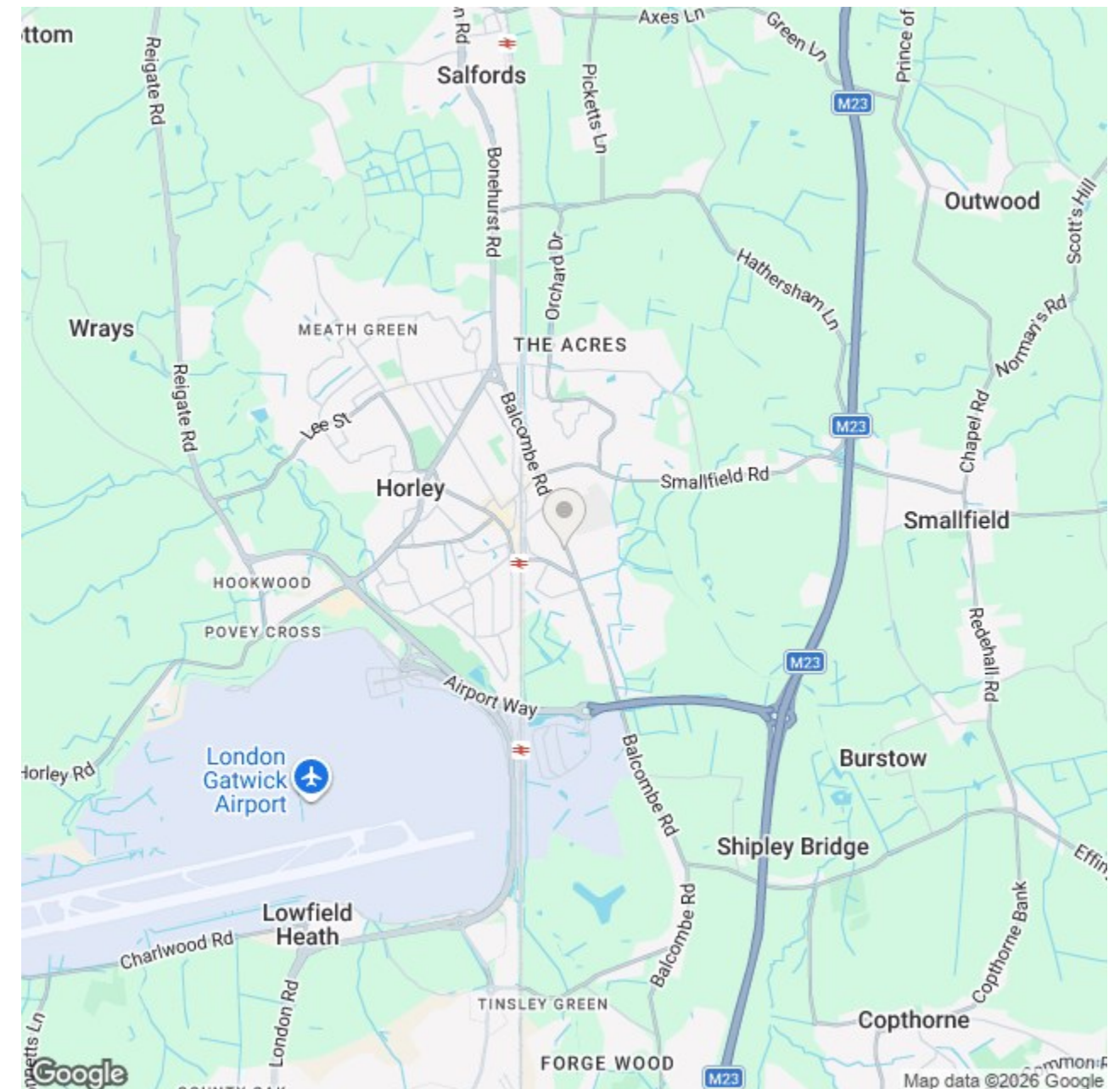
Local Authority: Reigate and Banstead

Council Tax Band: G

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.



FLOOR PLAN



Balcombe Road, RH6

Approx. Gross Internal Floor Area 2686 sq.ft. / 249 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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