



**53 Balcombe Gardens, Horley, RH6 9BY**  
**Asking Price £575,000**





# JAMES DEANE

ESTATE AGENTS

This attractive family home is situated in desirable residential neighbourhood and quiet cul-de-sac location. Benefitting from a double storey extension, the property offers generous and versatile accommodation including three receptions, four bedrooms and a refurbished kitchen and family bathroom. The external features are every bit as impressive, comprising a private driveway, garage and attractive rear garden complete with patio area, mature planting, lawned area, shed and greenhouse.







This attractive semi-detached family home is situated in a desirable cul-de-sac location within walking distance of the town centre. The property benefits from a double storey extension and offers generous and versatile accommodation over two floors.

The accommodation consists of an entrance porch with a formal living room to the front that features a working fireplace and engineered oak flooring. To the rear is an open plan dining room/family room, refurbished kitchen, guest cloakroom and internal access to the garage/workshop. The dining area features fitted storage whilst the dual aspect family room provides direct access to the garden via patio doors. The impressive kitchen has been refurbished and features contemporary grey cabinetry, stylish ironmongery and integrated appliances.

Upstairs consists of three double bedrooms, a single bedroom currently used as a study, family bathroom and loft storage. The loft is partially boarded whilst all four bedrooms offering integrated storage with two of them including original floorboards. The modern bathroom has recently been refurbished and features decorative tiling, elegant white sanitary ware, a separate shower cubicle and wall mounted mirrors.

The external aspects are equally impressive. The property enjoys a shingle driveway with parking for multiple vehicles, garage and storm porch. The attractive rear garden includes a patio area, mature planting and lawned area, garden shed and greenhouse.

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















# JAMES DEANE

E S T A T E A G E N T S



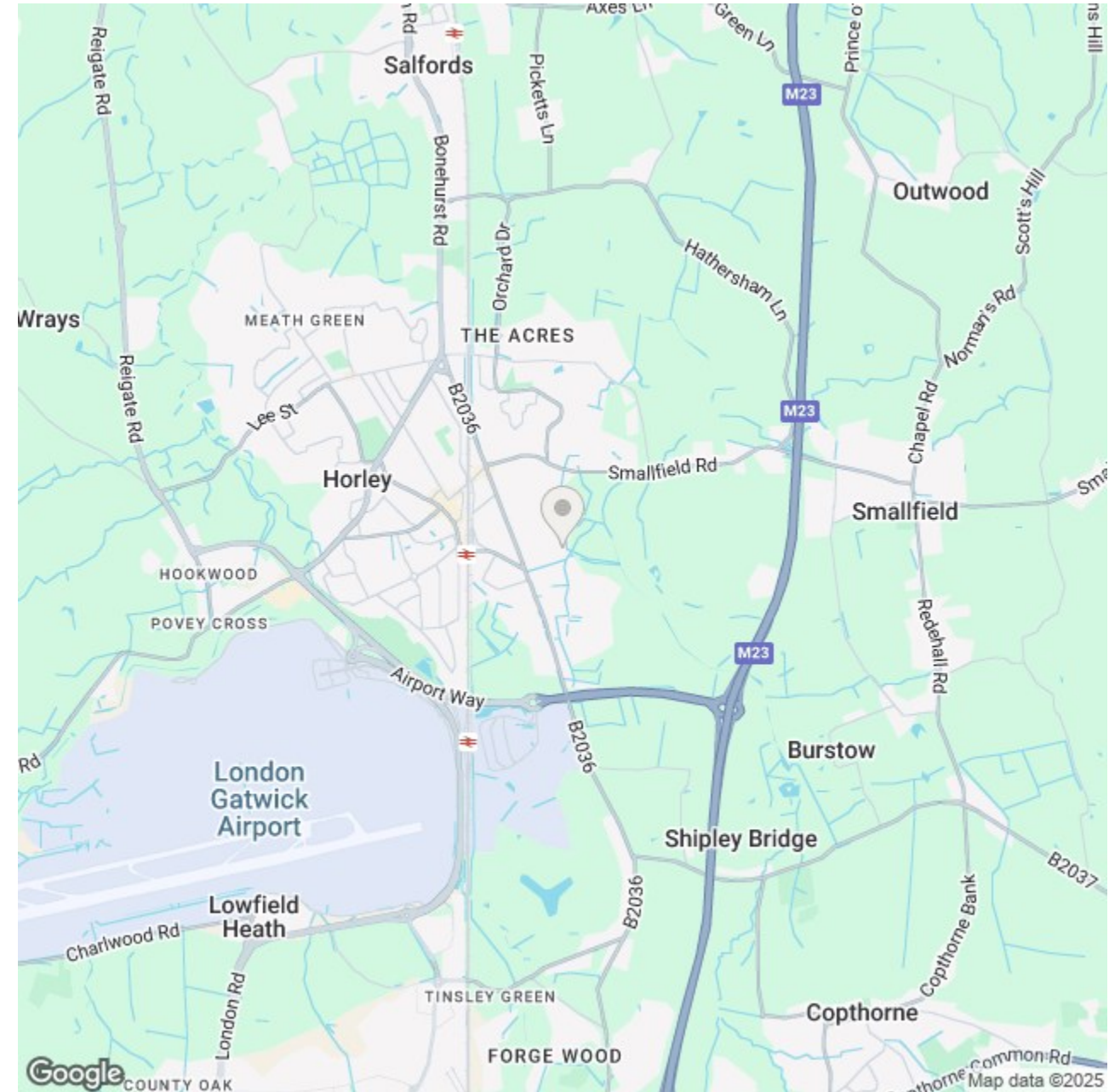
- Extended Family Home
- Desirable and Quiet Cul-De-Sac Location
- Walking Distance to Town, Schools and Local Amenities
- Four Bedrooms Each with Integrated Storage
- Living Room with Engineered Oak Flooring
- Refurbished and Contemporary Kitchen with Integrated Appliances
- Open Plan Dining /Family Room with Patio Door Access Outside
- Luxurious Family Bathroom with Separate Shower Cubicle
- Garage/Workshop with Power & Lighting
- Attractive Garden With Patio, Garden Shed and Greenhouse





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Internal Area: 1493.00 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.**



## FLOOR PLAN



### Balcombe Gardens, RH6



**Approx. Gross Internal Floor Area 1493 sq. ft / 138.69 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.

Copyright Property Portraits | [www.propertyportraits.co.uk](http://www.propertyportraits.co.uk)



# JAMES DEAN

ESTATE AGENTS

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

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