



**120 Albert Road, Horley, RH6 7HZ**  
**Offers In The Region Of £800,000**



JAMES DEANE  
ESTATE AGENTS





# JAMES DEANE

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

Located in the ever popular Albert Road in Horley, within a short walk of the town centre and it's shops, restaurants and public transport is this deceptively sizeable and adaptable detached family home. With a small degree of work required to complete certain areas of the property, it has been priced accordingly to take into consideration.

There is a bright and spacious entrance hall with a central staircase taking you to the first floor. The home office is set off to the left hand side and the large lounge occupies the right hand side of the property. This room has a prominent brick built fireplace with working stove and solid wood flooring. An archway leads you though to the dining room, which again has solid wood flooring, access to the integral garage and sliding patio doors opening out to the rear garden. The family kitchen is located across the back of the property and has a range of matching wall and base units and space for appliances. There is the added bonus of a separate utility room with door to the rear as well as cloakroom and ground floor bathroom.. In addition the main bedroom is located on the ground floor.

On the first floor there are Four bedrooms of which two of them have ensuite shower rooms as well as walk in eaves storage. To be noted the ensuites are in situ but need to be installed and completed. There is also a good sized family bathroom, with white suite and tiled walls. Outside to the rear the garden is mainly laid to lawn with paved seating area and gated vehicular access to the side. At the front is an in and out driveway, with off road parking for a number of vehicles. The property is with in easy reach of the town centre and the range of local school catering for all age groups. This versatile family home would appeal to a number of buyers and would still offer the potential for further extensions subject to planning approval.









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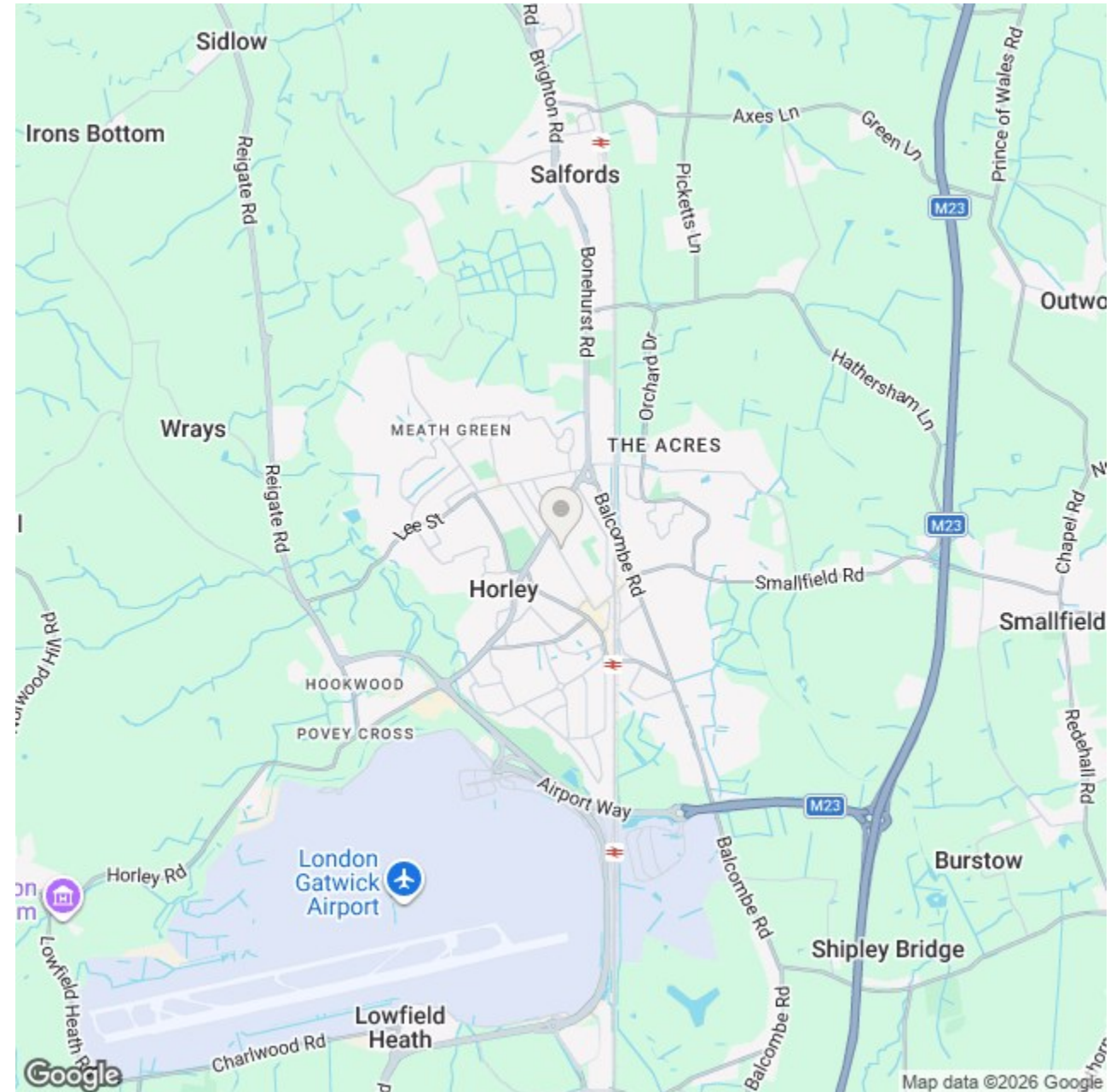


- Double fronted Detached
- 3 Receptions
- Family Kitchen
- Utility Room & Cloakroom
- 2 Bathrooms
- 2 Ensuites / Partially finished
- 5 Bedrooms
- Large Garden
- In and Out driveway for numerous Vehicles
- Popular residential road



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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: 2389.00 sq ft**

**Tenure: Freehold**

**Local Authority: Reigate and Banstead**

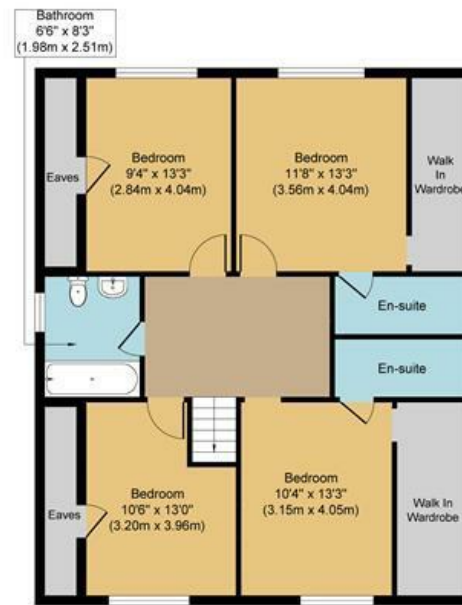
**Council Tax Band: D**

**Do you have a property to sell?  
If so we can provide you with a free market appraisal.**

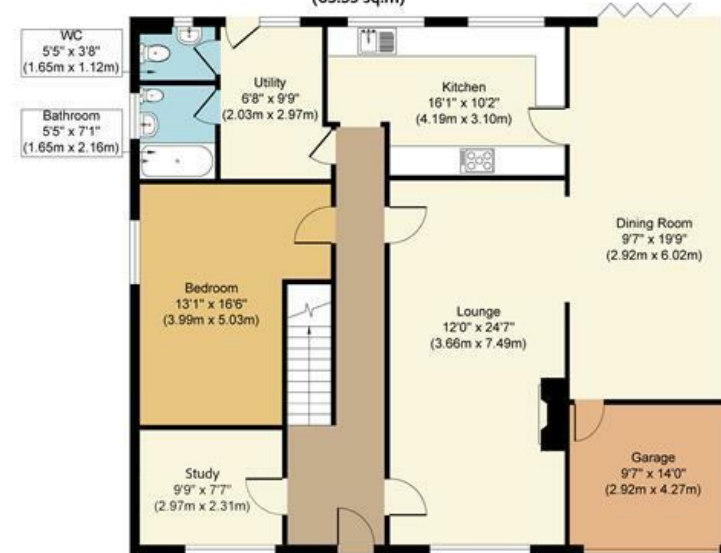
**Do you need a solicitor?  
We can provide you with no obligation quotes from our panel of preferred solicitors.**

**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



First Floor  
Approximate Floor Area  
682 sq. ft  
(63.35 sq.m)



Ground Floor  
Approximate Floor Area  
1189 sq. ft  
(110.46 sq.m)



Albert Road, RH6  
Approx. Gross Internal Floor Area 1871 sq.ft (174 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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