



**165 Albert Road, Horley, RH6 7HS**  
**Asking Price £395,000**





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

This attractive home dates back to 1900 and combines period charm with contemporary design. The property has been stylishly upgraded and offers attractive accommodation within a short walk of local schools and the town centre.







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

This attractive semi-detached home combines period charm with contemporary design and has been stylishly upgraded by the current owner. The property comes with freehold title and is ideal for first time buyers as well as commuters due its proximity to the mainline station and international airport.

The property benefits from an upgraded kitchen and bathroom and the improvements include a new front door and replacement glazing to the porch, which also benefits from central heating, a new boiler and hive home active heating, redecoration throughout and new fencing.

The accommodation consists of a porch leading to a cosy living room to the front, which benefits from a working wood burner and connects to the dining room via a space saving sliding door. The dining room includes understairs storage and leads onto a stylish galley kitchen that features gloss units, decorative splashback tiling, an integrated oven and induction hob and direct access outside. Downstairs is completed by a modern bathroom with floor to ceiling tiles, shower over bath and under sink storage.

Upstairs consists of two bedrooms and loft storage. The main bedroom includes fitted storage whilst the second bedroom has integrated storage that also houses the boiler.

The external aspects include a driveway with parking for multiple vehicles and offers side access to the southwest facing rear garden, which comprises a paved patio, an area laid to lawn, shed with power and an additional paved seating area at the end of the garden.

Location is always key. This property is situated within walking distance to the bustling 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 station provides fast services to London and the south coast.
















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




- Period Property
- Cosy Living Room with Working Wood Burner
- New Boiler & Hive Home Active Heating
- Dining Room with Understair Storage Provision
- Stylish Galley Kitchen with Induction Hob & Gloss Cabinetry
- Modern Bathroom
- Two Bedrooms each with storage
- New Front Door and Porch with Central Heating
- Side Access to Garden with Patio and Shed with Power
- Driveway and Parking





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		
	60	
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	

**Internal Area: 741.00 sq ft**

**Tenure: Freehold**

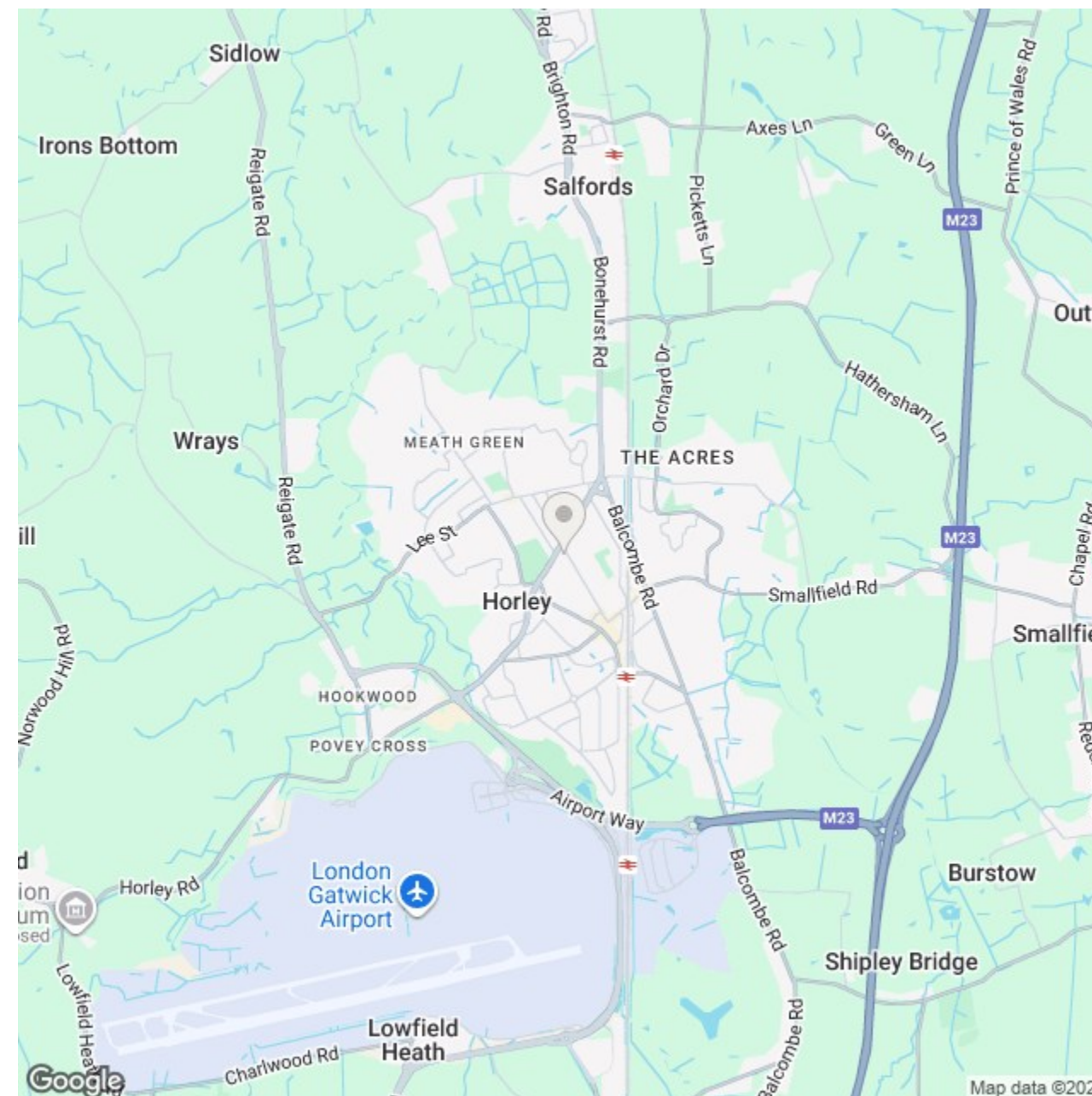
**Local Authority: Reigate & Banstead BC**

**Council Tax Band: C**

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

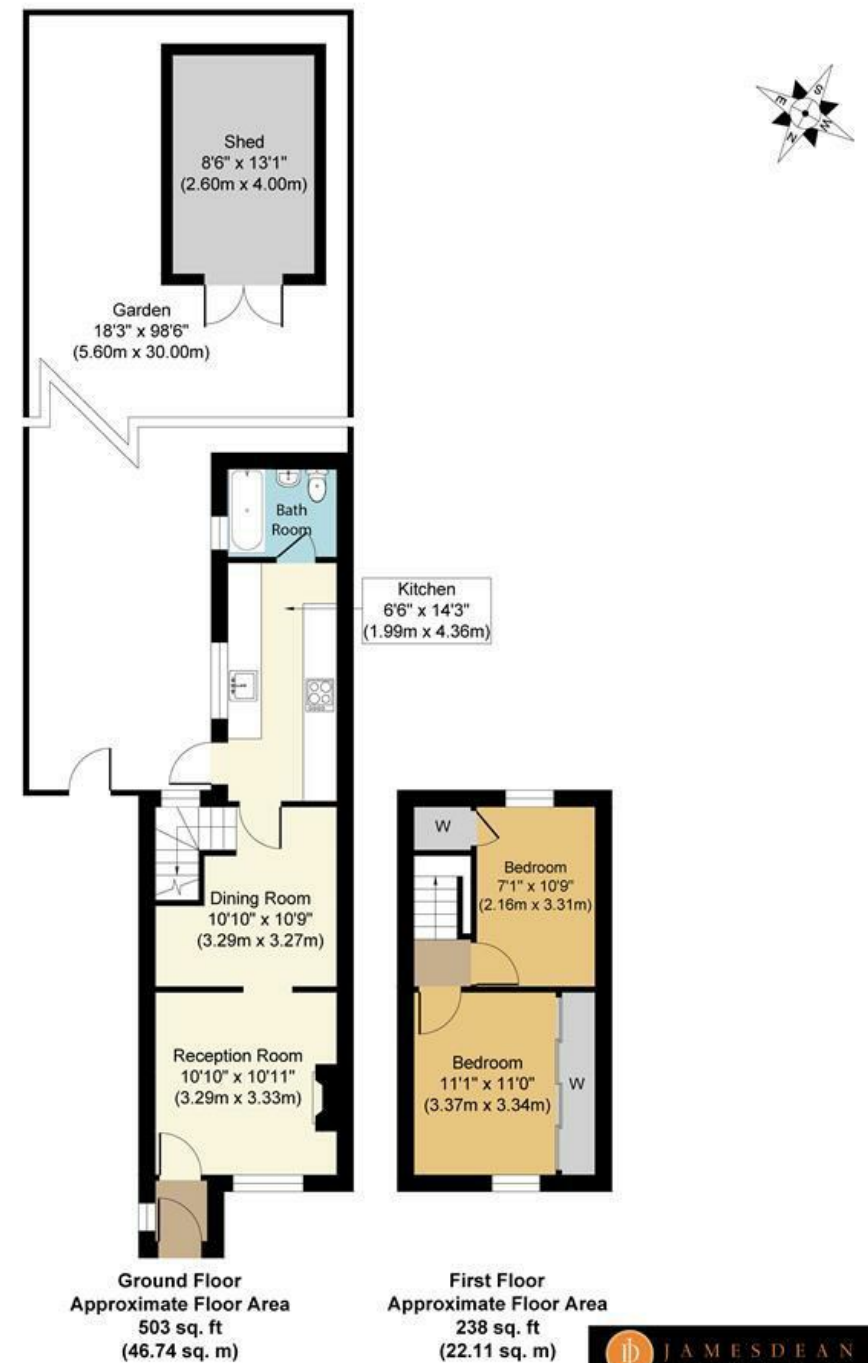
**Do you need a solicitor?**  
**We can provide you with no obligation quotes from our panel of preferred solicitors.**

**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



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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.