



2 Spiers Farm Close, Horley, RH6 7BW

www.jamesdeanproperty.co.uk



JAMES DEANE
ESTATE AGENTS

Tucked away in a small modern private cul de sac, is this well presented semi detached family home with in a stones throw of Horley town centre and it shops, restaurants and railway station.

There is a spacious entrance hall that has the bonus of a cloakroom and sizeable understairs storage cupboard. The dual aspect kitchen/diner is set to the front and has an array of high gloss wall and base units, integrated appliances and space for a good sized dining table.

The lounge is set to the rear and has a cozy feeling, with double glazed patio doors



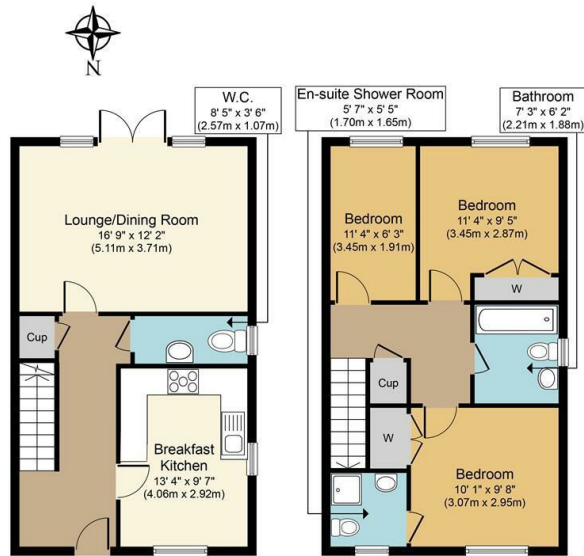
opening out to the rear garden.

Upstairs there are three bedrooms, of which two are doubles with fitted wardrobes and the third bedroom is larger than average. The master bedroom has a well appointed en suite shower room and in addition the family bathroom is finished to the same high standard with a white suite. To the rear is a low maintenance rear garden with paved seating area, lawn and side access. The property also benefits from off road parking for two vehicles. The current owner has maintained the home to a good standard and would appeal to a buyer looking for a property requiring little work,

Offers In Excess Of £475,000



Floor plan



Ground Floor
 Approximate Floor Area
 484 sq. ft.
 (45.0 sq. m.)

First Floor
 Approximate Floor Area
 484 sq. ft.
 (45.0 sq. m.)

Spiers Farm Close, RH6
 Approx. Gross Internal Floor Area 969 sq. ft. (90.0 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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 lending 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		92
(81-91) B			
(69-80) C		78	
(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		

TENURE: Freehold
 Council Tax Band: D

www.jamesdeanproperty.co.uk



JAMES DEAN
 ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE
 T: 011737 242331 F: 011737 243481
 E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
 T: 01293 784411 F: 01293 784422
 E: 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.