



15 Field Bank, Horley, RH6 9EH

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**JAMES DEANE**  
ESTATE AGENTS

This attractive end of terrace home is located in a quiet cul-de-sac and semi-rural location. The property is well presented and comes with NO ONWARD CHAIN.

The accommodation includes an entrance hall with guest cloakroom and a dual aspect living room with French Doors that provide direct access to the garden. Downstairs is completed by a spacious kitchen/diner that comes equipped with integrated appliances as well as a separate larder/utility cupboard.

Upstairs includes three bedrooms, with an ensuite shower room to the main bedroom, a



well appointed family bathroom and loft storage.

Externally, there is parking available for two vehicles and rear access to the garden, which benefits from an artificial lawn, dual patio areas, raised flower bed and garden shed.

Location is always key and it is no exception here as this property falls within the catchment area for several schools and is walking distance of the thriving 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.

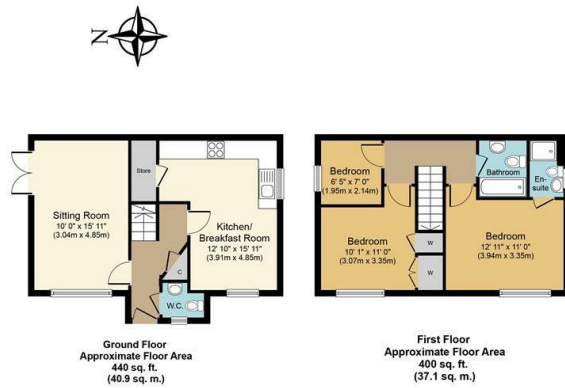
Please note the current furnishings differ to some of the imagery used.

There is an annual management charge of £144.

**Asking Price £450,000**



# Floor plan



Field Bank, RH6



Approx. Gross Internal Floor Area 839 sq. ft. (78.0 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.

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

TENURE: Freehold  
Council Tax Band: D

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