



32 Luscombe Way, Horley, Surrey, RH6 8QY

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ESTATE AGENTS

JamesDean are delighted to offer this impressive modern family home to the market, ideally situated on the Westvale Park development between Horley and Reigate town centres and their mainline stations.

The property features double glazed windows, gas central heating, solar panels and excellent storage provision, whilst further benefits include a highly sought-after quiet cul-de-sac location with uninterrupted views over the surrounding open countryside. Still covered by the NHBC warranty, the property is offered to the market with NO ONWARD CHAIN.

The accommodation comprises an entrance hall with storage, downstairs cloakroom, elegant living room with feature bay window and an impressive open plan kitchen/diner and family area. The contemporary kitchen has been thoughtfully designed and features stylish cabinetry, breakfast bar, gas hob and



integrated appliances including fridge/freezer, dishwasher and washing machine. The adjoining family area provides a wonderful social space for entertaining and benefits from a striking sky lantern and French Doors opening onto the larger-than-average rear garden.

Upstairs, there are four generously proportioned double bedrooms, two of which benefit from stylish ensuite shower rooms and fitted wardrobes. The two bedrooms positioned to the front of the property enjoy particularly attractive views across the open countryside, bringing a wonderful sense of space and tranquillity. The accommodation is completed by a contemporary family bathroom.

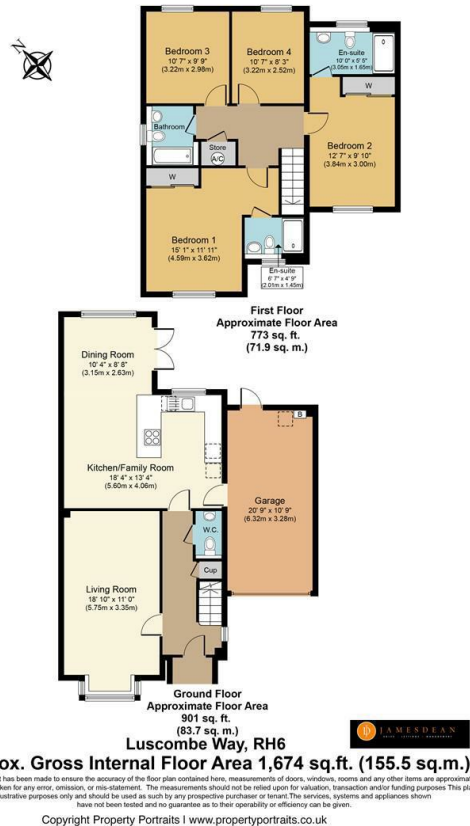
Externally, the property benefits from a private driveway, front garden and integral garage, which houses the boiler and provides convenient direct access to the rear garden. The garden is predominantly laid to lawn and features a well-appointed timber decked seating area, providing an ideal space for outdoor dining and relaxation.

NB: Internal photography was taken prior to the commencement of the current tenancy.

Offers In Excess Of £650,000



Floor plan



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	
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: F

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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.