



80. Oakwood Road, Horley, Surrey, RH6 7BX

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JamesDean are delighted to offer this attractive family home to the market. The property offers generous accommodation laid out over two floors and has been upgraded throughout by the current vendors. Attractively half tile hung with a striking wisteria to the front elevation, the property is situated in a secluded plot on a popular residential road close to the town centre.

The ground floor has been extended and features an entrance hall, open plan lounge/sitting room with feature log burner and conservatory to the rear overlooking the garden. Downstairs is completed by a kitchen/diner, utility room and a downstairs shower



room.

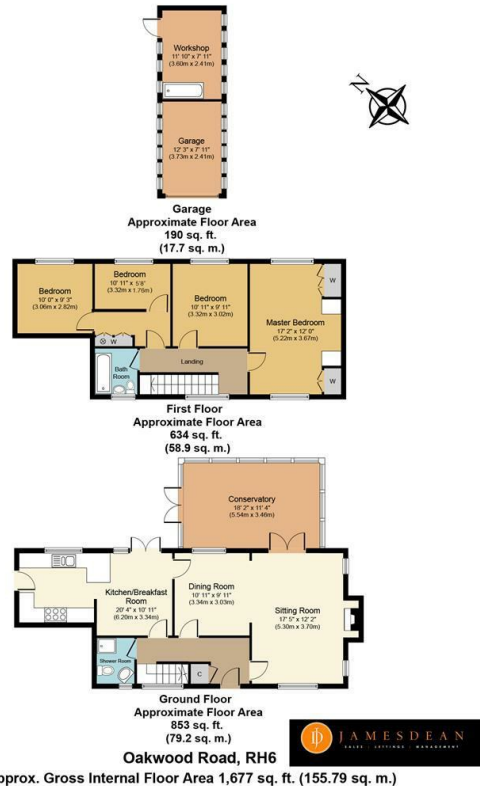
On the first floor is a large landing, four bedrooms, modern well appointed family bathroom, loft and hallway storage. The dual aspect master bedroom is extremely spacious with fitted wardrobes. The property also boasts leaded glass windows, a storm porch, garage, attached workshop and driveway with off road parking for multiple vehicles. There is side access to the private rear garden that includes a large patio area. The secluded garden is mainly laid to lawn and features mature planting that provides natural screening and boundary treatment.

Location is always key and it is no exception here. Located in a popular residential neighbourhood, the property is a 10 minute walk from Horley town centre, which offers residents an excellent mix of local amenities and great transportation links. Gatwick is only 10 minutes away and Horley mainline railway station provides services to London and the south coast

Offers Invited £725,000



Floor plan



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. 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	
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	
53	79
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	
46	74
England & Wales	EU Directive 2002/91/EC

TENURE: Freehold
Council Tax Band: F

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