



2 Fishers Farm, Limes Avenue, Horley, RH6 9DQ

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**JAMES DEANE**  
ESTATE AGENTS

This attractive detached family home is offered to the market with NO ONWARD CHAIN and is conveniently situated in a sought-after avenue within walking distance of the town centre and mainline station.

The property has been extended and adapted by the current owners and now provides versatile accommodation over two floors. The adaptations include the conversion of the former garage, which has created a spacious family room/formal dining room, a reconfigured downstairs layout providing an enlarged kitchen and extensions delivering a study downstairs and a fourth bedroom above. In addition, the property has been rewired and had a new boiler, new floor coverings and an EV charging point installed over recent years.



The ground floor features plenty of reception space, comprising a study, family room and a dual aspect living room with open fireplace and bi-fold doors leading out to the patio. The extended dual aspect kitchen/breakfast room provides direct access to the garden and features oak flooring, range cooker and granite and oak work surfaces. Downstairs is completed by a porch, guest cloakroom and additional storage off the entrance hall.

Four bedrooms are located on the first floor, three of which are doubles. A family bathroom with a separate wc serves all four bedrooms and upstairs is completed by loft storage, which is boarded and equipped with a loft ladder.

Externally, this freehold property comes with a block paved driveway with parking for multiple vehicles, an EV charging point and side access to the secluded south facing garden. The mature garden includes a patio area, external lighting & power points, large area laid to lawn and enjoys natural boundary treatment providing screening and complete privacy.

Location is always key, and it is no exception here as this property is within walking distance of the thriving town of Horley, its shops and public transport.

**Asking Price £775,000**







# Floor plan

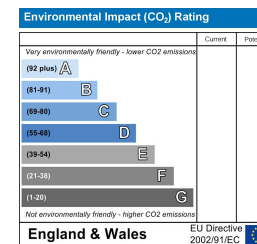
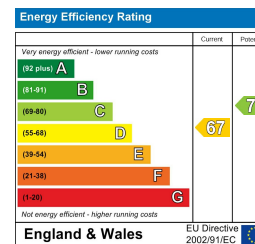


Limes Avenue, RH6  
Approx. Gross Internal Floor Area 1,678 sq. ft. (155.86 sq. m)

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. The measurements should not be relied upon for valuation, transaction and/or funding 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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TENURE: Freehold  
Council Tax Band: F



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