

20 The Close, Horley, RH6 9EB

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Tucked away in a quiet cul-de-sac, this beautifully presented detached family home offers versatile accommodation set over two floors. With the potential to extend, subject to planning permission, the property is offered to the market with NO FORWARD CHAIN.

The ground floor accommodation includes a bright and spacious entrance hall with stairs to the first floor and a semi galleried landing. A cosy lounge is set to the front with a feature fireplace, log burner and a large bay window. To the rear is a well proportioned dining room with patio doors opening out to the garden. The kitchen has been upgraded and offers a range of matching high gloss wall and base units and offers direct access to the rear garden. In addition, there is the bonus of a fourth bedroom/home office situated on the ground floor, including a modern Jack & Jill



shower room with part tiled walls and a modern suite.

On the first floor there are three double bedrooms, two of which feature modern fitted wardrobes. The spacious bathroom has a white suite and there is also a separate w/c. The loft has potential for conversion, subject to approval, and already has a dormer window to the rear.

Outside to the rear is a mature garden with paved seating area, lawn with flower borders. At the back of the garden is a greenhouse and timber garden sheds.

At the front of the property is a pretty garden and off road parking for two vehicles, with potential to create more if required. The property overlooks fields to the front, which is normally used for equestrian activities.

This popular residential location is close to the bustling 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 is within walking distance and provides fast services to London and the south coast.

Offers In Excess Of £600,000



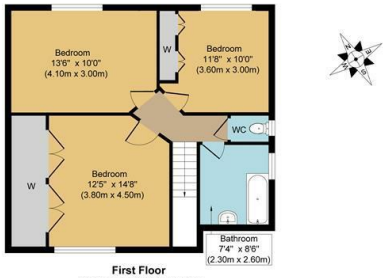




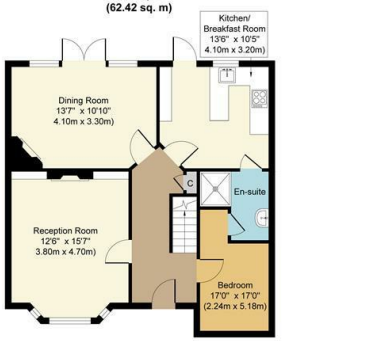


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Floor plan



First Floor
Approximate Floor Area
672 sq. ft
(62.42 sq. m)



Ground Floor
Approximate Floor Area
723 sq. ft
(67.18 sq. m)

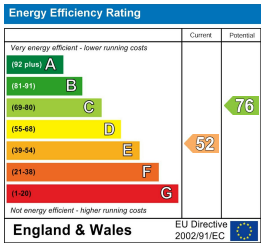
The Close, RH6

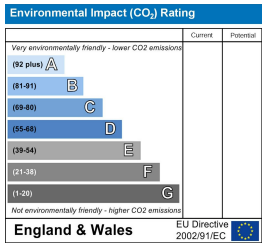
Approx. Gross Internal Floor Area 1,395 sq. ft / 129.60 sq. m

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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