



78 Church Road, Horley, RH6 8AD

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J A M E S D E A N
E S T A T E A G E N T S

Located in the ever popular Church Road in Horley, is this beautifully presented character semi detached family home. Offering a modern and updated interior though out, this family home offers the best of both worlds with the character and charm of a period home but with that move straight in presentation. The property is offered to the market with NO FORWARD CHAIN. Walking through the front door you are greeted by a light and airy open plan living space, with oak flooring, bay window over looking the front and wood burning stove at the heart of the room. The property boasts solid oak cottage style doors throughout. To the rear is a snug area, with the bonus of a separate home office, perfect for those buyers looking to work from home, The current owners have upgraded the ground floor bathroom to give sleek and modern feel with a white suite and separate shower cubicle, part tiled walls, space and plumbing for washing



machine and airing cupboard. There is the bonus of underfloor heating to the bathroom. The kitchen/diner is the real heart of the house, with matching wall and base units, quartz worktops, Karndean flooring, integrated appliances, central island with seating as well as space for a good sized dining table, down lighting, bi fold doors opening out to the rear garden to a large paved seating area. Upstairs there are three bedrooms, with two being doubles and a good sized third bedroom. There is built in wardrobes into two of the bedrooms offering plenty of storage space. Outside to the rear is a mature rear garden with a large timber shed, which has light and power and would offer a number of different uses. Outside also features a solid oak pergola with festoon lighting. The property is within walking distance to Horley town centre and train station (approx. 15 mins), with Gatwick airport and train station a 5 minute drive or 40 minute walk. There are regular trains to London from both Horley and Gatwick train stations.

Offers In The Region Of £525,000



Floor plan



Church Road, RH6
 Approx. Gross Internal Floor Area 1245 sq. ft / 115.60 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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Energy Efficiency Rating	
Current	Potential
69	84
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: D

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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.