



14 Charm Close, Horley, RH6 8DG

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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

This attractive family home is situated in a quiet cul-de-sac in a popular residential neighbourhood in the Meath Green area of town. The property has been well maintained and is offered to the market with No ONWARD CHAIN.

The accommodation includes an entrance hall that leads into an elegant, dual aspect living room that spans the entire length of the house. This is replicated by the kitchen/diner, which provides direct access to the garden via patio doors, creating a seamless transition between inside and out. Both rooms feature wood effect flooring, and the kitchen features wooden cabinetry, decorative splashback tiling, integrated oven and gas hob.



Upstairs consists of three good sized bedrooms and a modern family bathroom. The main bedroom features integrated wardrobes, whilst the second bedroom has been equipped for use as a home office with a range of fitted cabinetry. The contemporary bathroom benefits from stylish floor to ceiling tiling, white sanitary ware and under sink storage.

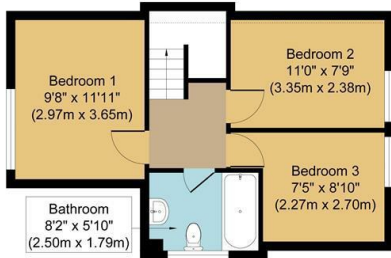
The external aspects are particularly impressive. To the front of the property is an enclosed garden mainly laid to lawn, and the rear garden includes a patio area, further area laid to lawn and mature fruit trees as well as providing direct access to the garage. In addition to the garage, there is off road parking for multiple vehicles.

Location is always key and it is no exception here as this property falls within the catchment area for several schools and is nearby 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 provides fast services to London and the south coast.

Offers In Excess Of £450,000



Floor plan



First Floor
Approximate Floor Area
420 sq. ft
(39.02 sq. m)



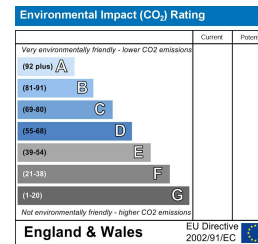
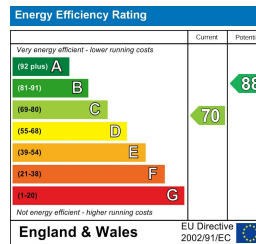
Ground Floor
Approximate Floor Area
494 sq. ft
(45.91 sq. m)

Charm Close, RH6

Approx. Gross Internal Floor Area 914 sq. ft / 84.93 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

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TENURE: Freehold
Council Tax Band: E

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