



**102 Albert Road, Horley, RH6 7HZ**  
**Offers In The Region Of £600,000**



# JAMES DEANE

ESTATE AGENTS

This beautifully presented character family home offers the best of both worlds for the discerning buyers out there. Occupying a mature plot in a popular central Horley road, the current owners have lovingly updated their home to offer a contemporary interior but retaining the charm of a character property





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A welcoming entrance hall leads through to the formal lounge, tastefully decorated in pastel grey with a large bay window overlooking the front and a character fireplace located at the centre of the room. The dining room is set to the rear, with wood effect flooring, feature fireplace and downlighting. Both of these rooms have fitted plantation shutters, bringing a touch of class to the space.

A bright and airy updated kitchen offers matching cream wall and base units, range oven, wood work tops and space for a number of white goods. Leading through to the rear is the utility room with door accessing to the side as well as the bonus of a cloakroom.

On the first floor, there are three double bedrooms, which have been finished to a high standard with newly fitted carpets. The family bathroom has a white suite, part tiled walls, chrome heated towel rail and frosted window to the front.

Outside to the rear is a lovely family garden, mainly laid to lawn with hedge boundaries and stepping stone path leading to the garden studio. This is an amazing purpose built space, which would give the new owners a number of uses with power lighting and storage cupboard. Set to the front is a gravelled seating area.

There is gravelled off road parking at the front and Horley town centre with it's shops, restaurants and public transport is only a short walk away.









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- Character detached family home
- Lounge
- Dining room
- Modern kitchen & Utility room
- Cloakroom
- 3 Double Bedrooms
- Family bathroom
- Garden studio
- Family Garden
- Popular Road



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>66</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Internal Area: 1261.00 sq ft**

**Tenure: Freehold**

**Local Authority: Reigate and Banstead**

**Council Tax Band: D**

**Do you have a property to sell?**

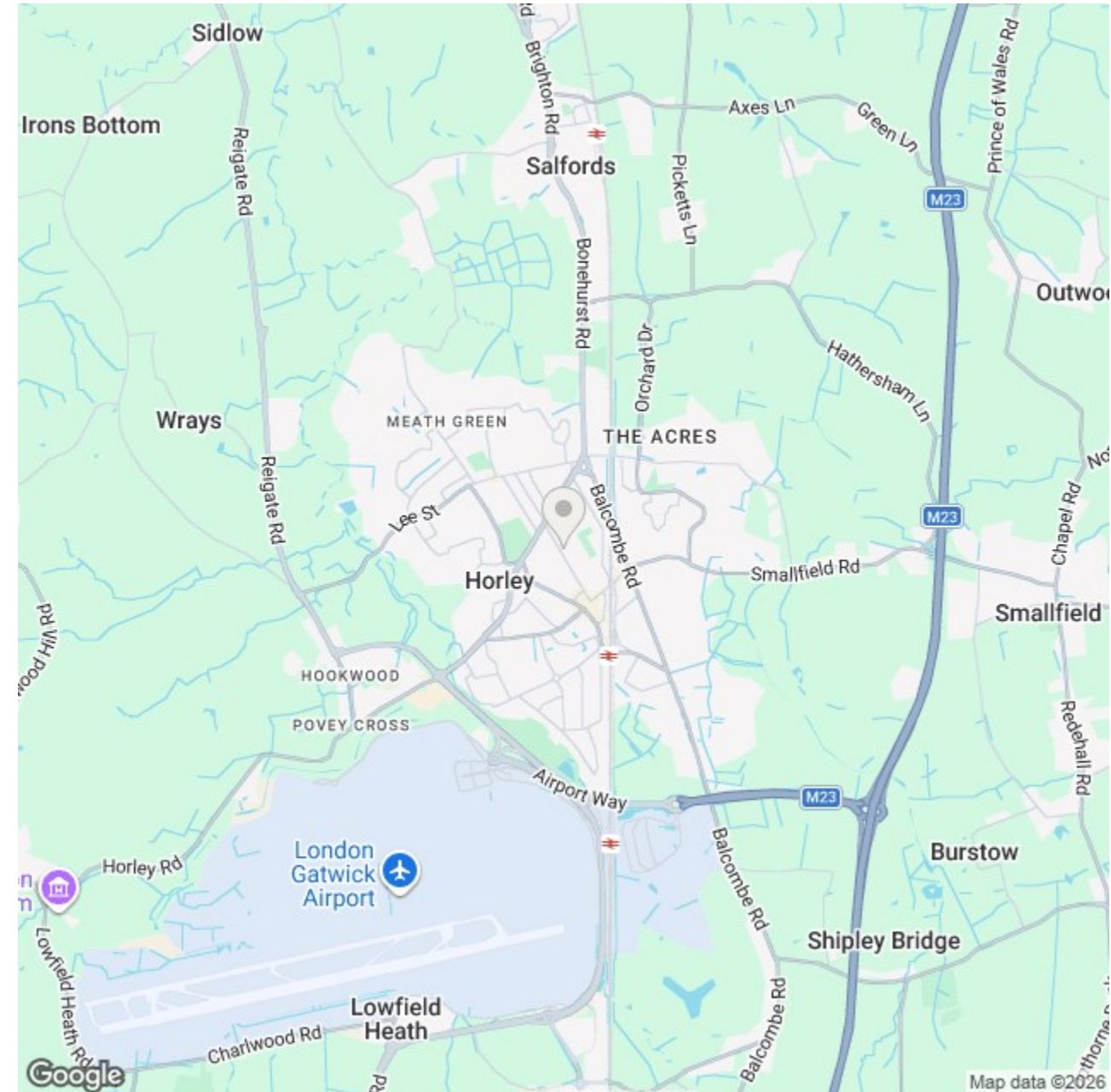
**If so we can provide you with a free market appraisal.**

**Do you need a solicitor?**

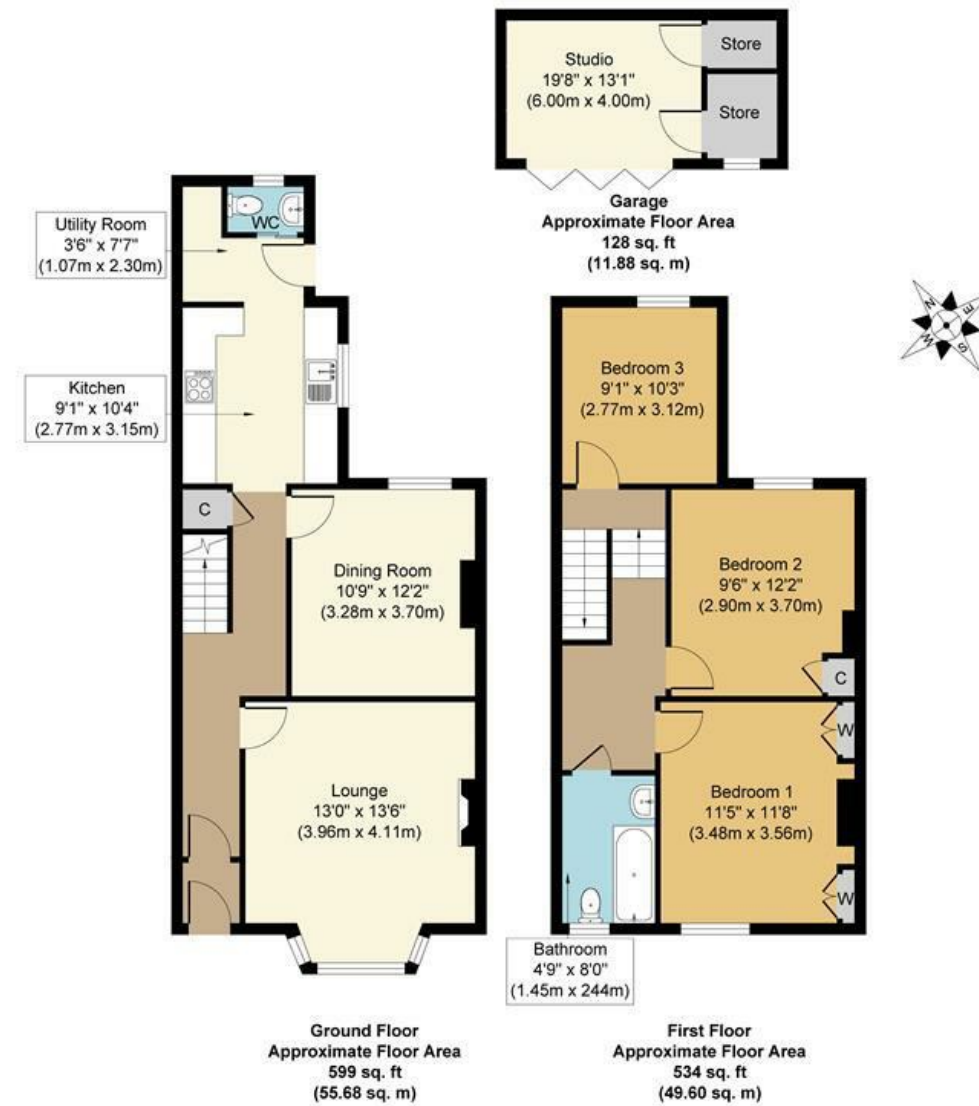
**We can provide you with no obligation quotes from our panel of preferred solicitors.**

**Do you need a mortgage?**

**We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.**



FLOOR PLAN



Albert Road, RH6  
 Approx. Gross Internal Floor Area 1261 sq. ft / 117.16 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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