



**3 Millfield Close, Horley, RH6 9QX**  
**Asking Price £435,000**



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This attractive semi-detached home is part of a select development of thirteen properties situated in a popular residential neighbourhood and quiet cul-de-sac. The property is within walking distance of local amenities and is offered to market with no onward chain.





This is a rare opportunity to acquire a semi-detached home that forms part of a select development of thirteen properties situated in a discrete and quiet cul-de-sac location. The property has been immaculately maintained and is offered to market CHAIN FREE.

The development was delivered by Martin Grant Homes, who pride themselves on offering luxury homes in great locations, with an emphasis on design to deliver sophisticated living places. The thoughtful design process offers a perfect blend of modern living and comfort and has ensured the development exudes a close-knit neighbourhood feel and sense of community.

The ground floor accommodation includes an entrance hall with storage, kitchen, lounge/diner and guest cloakroom. The kitchen features wooden cabinetry with stylish ironmongery and integrated appliances including hob, oven, dishwasher, fridge/freezer and washing machine. The lounge/diner is set to the rear and benefits from French Doors providing direct access to the patio and garden. Upstairs consists of two double bedrooms, each with integrated storage, family bathroom and loft storage. The principal bedroom features twin integrated wardrobes as well as an ensuite bathroom with tiled flooring, white sanitary ware and single shower cubicle. This design is replicated in the bathroom, which also features decorative floor to ceiling tiles.

Externally, the property is situated in a private road and approached by a block paved private driveway and features a storm porch and side access to the garden that benefits from a patio, area laid to lawn and garden shed.

Location is always key and it is no exception here as the property is walking distance to local schools as well as 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 station provides fast services to London and the south coast.

Annual Management Fee: £520









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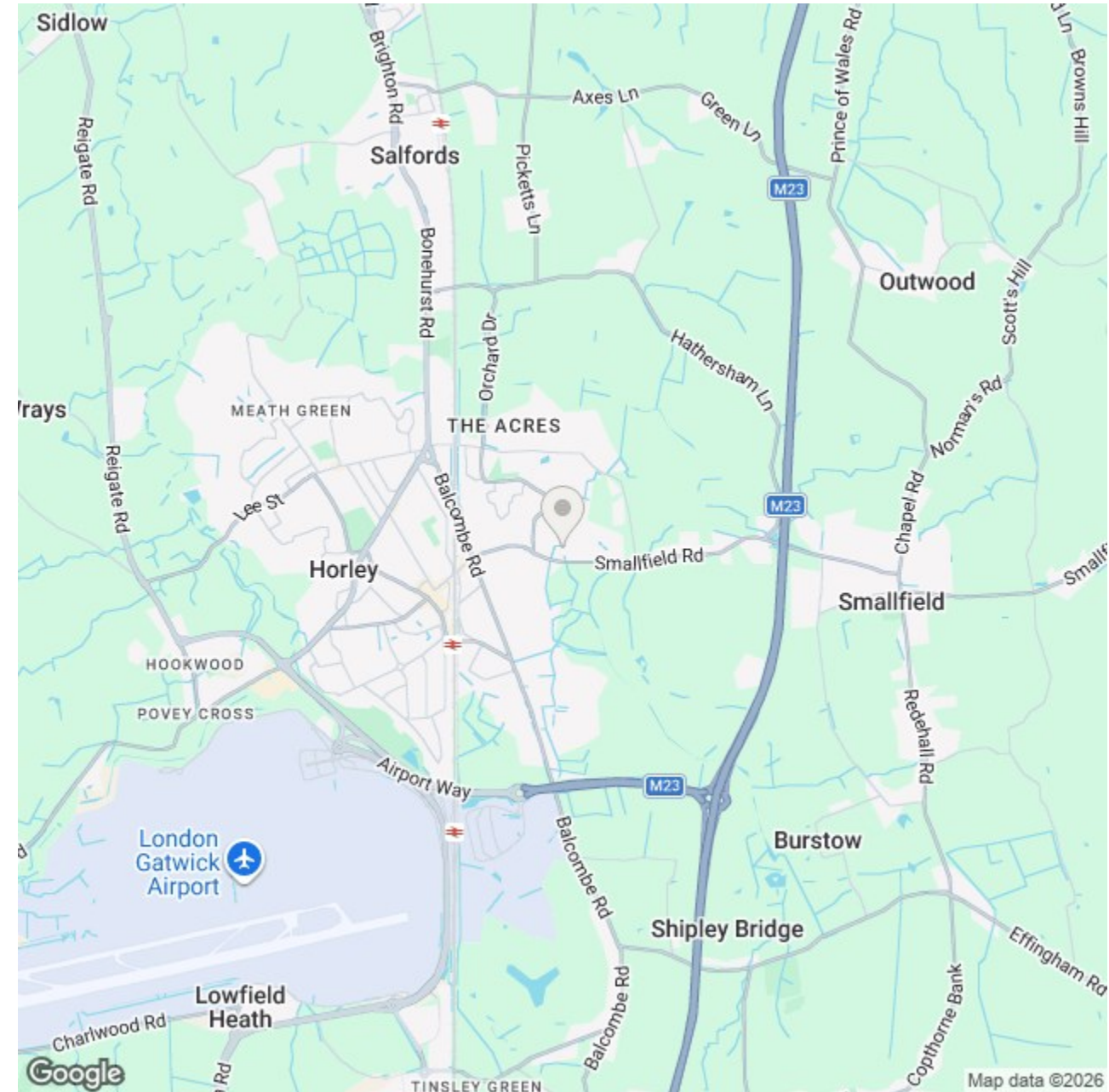


- No Onward Chain
- Select Development of 13 Detached & Semi-Detached Homes
- Quiet & Secluded Cul-De-Sac Location
- Two Double Bedrooms
- Principal Bedroom with Ensuite
- Kitchen with Integrated Appliances
- Lounge/Diner with French Doors Leading to Patio
- Guest Cloakroom
- Garden with Patio & Side Access
- Block Paved Private Driveway



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</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>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: 818.06 sq ft**

**Tenure: Freehold**

**Local Authority: Reigate & Banstead BC**

**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.**

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## FLOOR PLAN



### Millfield Close, RH6 Approx. Gross Internal Floor Area 818 sq. ft / 76.00 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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