



15. Rutherwick Close, Horley, RH6 8RD

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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

A well proportioned three bedroom end of terraced family home, offering good sized accommodation and with the potential to put your own stamp on. Entering the market with NO FORWARD CHAIN.

There is a spacious entrance hall, with the bonus of a cloakroom set off to the left and door leading through into the dual aspect Lounge/Diner. This room has a bright and airy feeling, which is created by floor to ceiling windows.



The modern kitchen has matching base and wall units in a pastel Olive green colour, space for a number of white goods and door to the rear accessing the garden and wood effect flooring. On the first floor are three generous sized bedrooms of which two of them are doubles and the second bedroom has a built in wardrobe. The family bathroom comprises of a white suite, part tiled walls, heated towel rail and vinyl wood effect flooring.

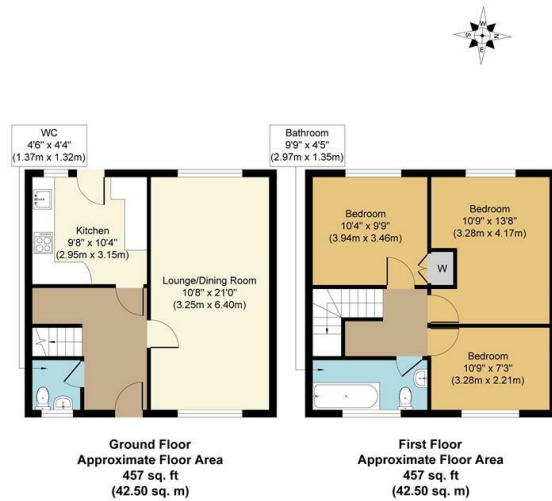
Outside to the rear the garden is mainly laid to lawn, with paved seating area, brick built shed and rear access. The front garden is laid to lawn.

This property is ideal for either first time buyers or investors. It is close to the thriving town of Horley, which offers residents a great mix of local amenities, excellent transport links and main line station.. Gatwick is only 10 minutes away

Offers In The Region Of £340,000



Floor plan



Rutherford Close, RH6
Approx. Gross Internal Floor Area 914 sq. ft / 85.00 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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: C



Energy Efficiency Rating	
	Potential
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	
	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

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