



165 Albert Road, Horley, RH6 7HS
Asking Price £395,000



JAMES DEANE

ESTATE AGENTS

This attractive home dates back to 1900 and combines period charm with contemporary design. The property has been stylishly upgraded and offers attractive accommodation within a short walk of local schools and the town centre.





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

This attractive semi-detached home combines period charm with contemporary design and has been stylishly upgraded by the current owner. The property comes with freehold title and is ideal for first time buyers as well as commuters due its proximity to the mainline station and international airport.

The property benefits from an upgraded kitchen and bathroom and the improvements include a new front door and replacement glazing to the porch, which also benefits from central heating, a new boiler and hive home active heating, redecoration throughout and new fencing.

The accommodation consists of a porch leading to a cosy living room to the front, which benefits from a working wood burner and connects to the dining room via a space saving sliding door. The dining room includes understairs storage and leads onto a stylish galley kitchen that features gloss units, decorative splashback tiling, an integrated oven and induction hob and direct access outside. Downstairs is completed by a modern bathroom with floor to ceiling tiles, shower over bath and under sink storage.

Upstairs consists of two bedrooms and loft storage. The main bedroom includes fitted storage whilst the second bedroom has integrated storage that also houses the boiler.

The external aspects include a driveway with parking for multiple vehicles and offers side access to the southwest facing rear garden, which comprises a paved patio, an area laid to lawn, shed with power and an additional paved seating area at the end of the garden.

Location is always key. This property is situated within walking distance to 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.









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- Period Property
- Cosy Living Room with Working Wood Burner
- New Boiler & Hive Home Active Heating
- Dining Room with Understair Storage Provision
- Stylish Galley Kitchen with Induction Hob & Gloss Cabinetry
- Modern Bathroom
- Two Bedrooms each with storage
- New Front Door and Porch with Central Heating
- Side Access to Garden with Patio and Shed with Power
- Driveway and Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	75
(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	

Internal Area: 741.00 sq ft

Tenure: Freehold

Local Authority: Reigate & Banstead BC

Council Tax Band: C

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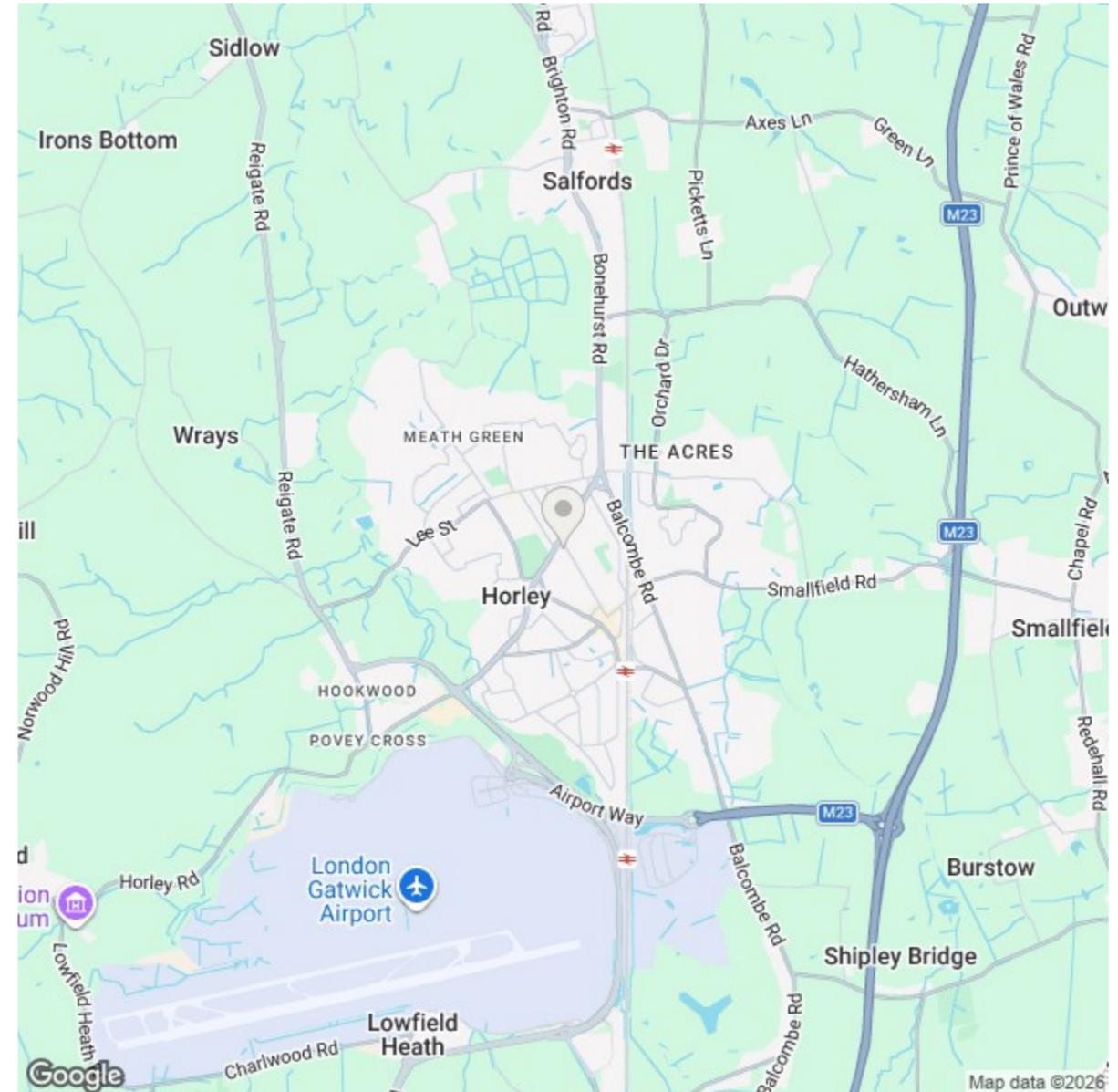
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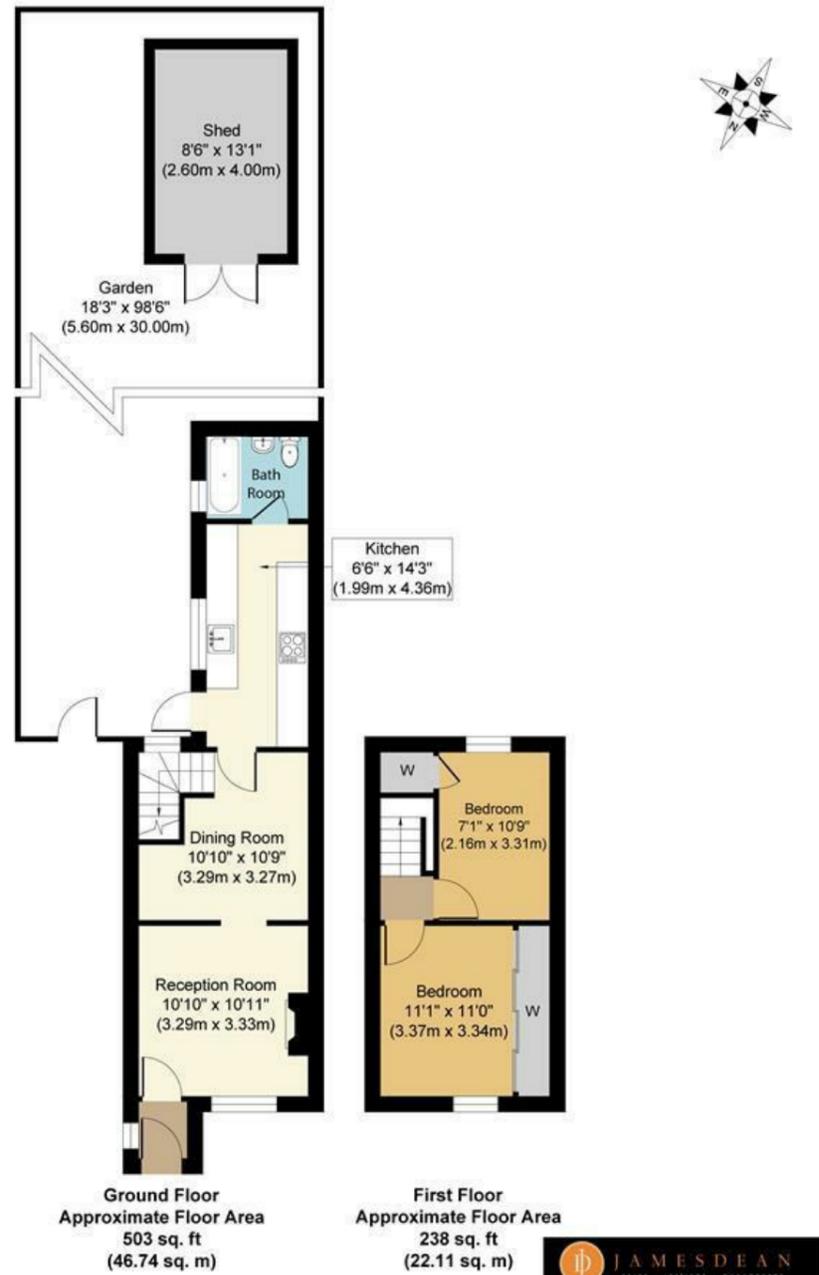
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Do you need a mortgage?

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FLOOR PLAN



Albert Road, RH6
Approx. Gross Internal Floor Area 741 sq. ft / 68.85 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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