36 Campbell Grove, Horley, RH6 8PN

Offers In Excess Of £450,000

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Westvale Park has been carefully planned to foster a genuine sense of community, whilst enjoying the convenience of excellent transport connections and surrounding green open spaces. It is ideally positioned between the thriving towns of Reigate and Horley, both offering an excellent selection of shops, restaurants, cafés and leisure amenities. Horley mainline station provides fast and frequent services to London and the South Coast, whilst Gatwick Airport is conveniently located approximately 10 minutes away.

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Occupying a desirable position within the highly regarded Westvale Park development, this exceptional end-of-terrace family home has been beautifully enhanced and impeccably maintained by the current owners, offering stylish and contemporary accommodation arranged over three floors.

Constructed in 2020 and still benefiting from the remainder of its NHBC warranty, the property combines modern design with thoughtfully curated upgrades throughout.

The ground floor welcomes you via an entrance hall leading into an elegant and tastefully presented living room. To the rear, the impressive kitchen/dining room has been upgraded to provide a sleek and sophisticated space, complete with a range of integrated appliances including an induction hob, oven, fridge/freezer, dishwasher and washing machine. French doors open directly onto the landscaped rear garden, creating an ideal setting for both entertaining and everyday family living.
Particular attention has been paid to the interior finish, including the installation of herringbone luxury vinyl tile flooring throughout the ground floor alongside a range of attractive decorative enhancements.

The first floor provides two generous double bedrooms together with a stylish contemporary family bathroom. Occupying the entire top floor, the principal suite offers a luxurious retreat featuring a deluxe ensuite shower room, and useful eaves and loft storage.

Externally, the property enjoys an attractive frontage with paved pathway and front garden, whilst gated side access leads to the beautifully landscaped rear garden. Designed for low maintenance and year-round enjoyment, the garden features an Indian sandstone patio, artificial lawn and a versatile garden pod currently utilised as a home office and additional utility space.
The property further benefits from two adjacent private parking spaces.

An annual estate management charge of approximately £270 applies.

THE GOLDSWAIN FAMILY

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THE GOLDSWAIN FAMILY

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- Exceptional Townhouse
- Immaculate Presentation
- Stylish Living Room
- Herringbone Luxury Vinyl Tile Flooring Throughout Downstairs
- Upgraded Kitchen with Integrated Appliances
- Three Double Bedrooms
- Principal Bedroom with Deluxe Ensuite
- Still Under NHBC Warranty
- Garden with Office Pod, Indian Sandstone Patio & Artifical Lawn
- Dual Side by Side Parking Spaces

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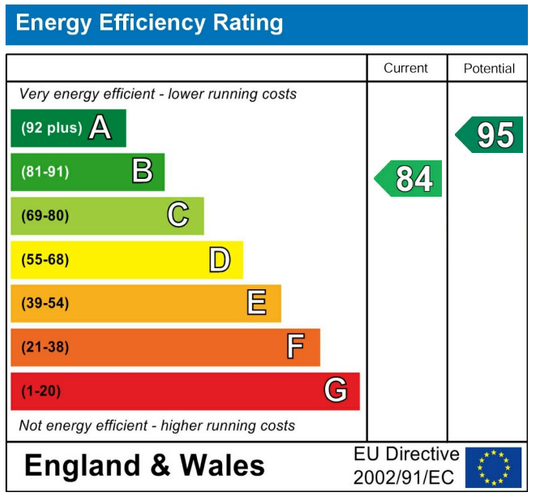

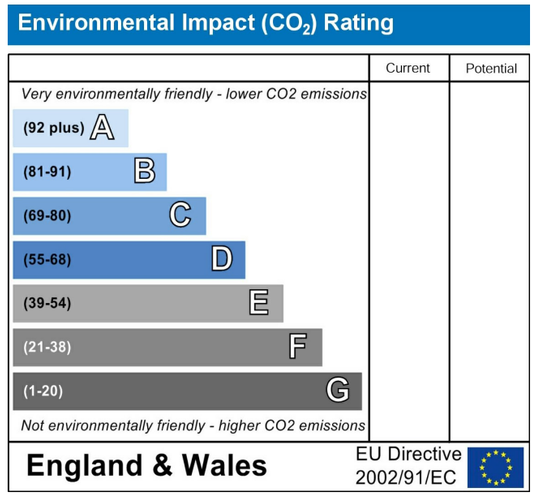

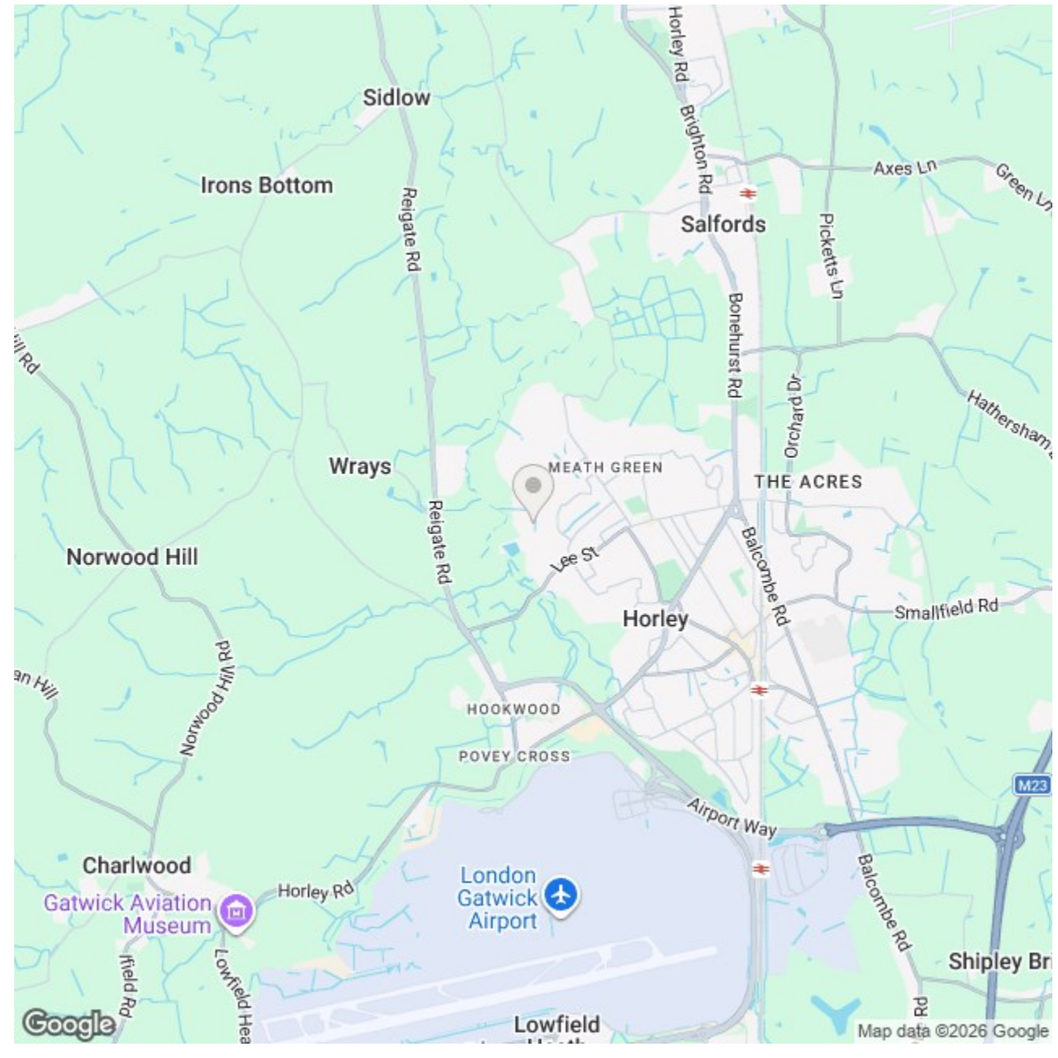

Internal Area: 1011.00 sq ft

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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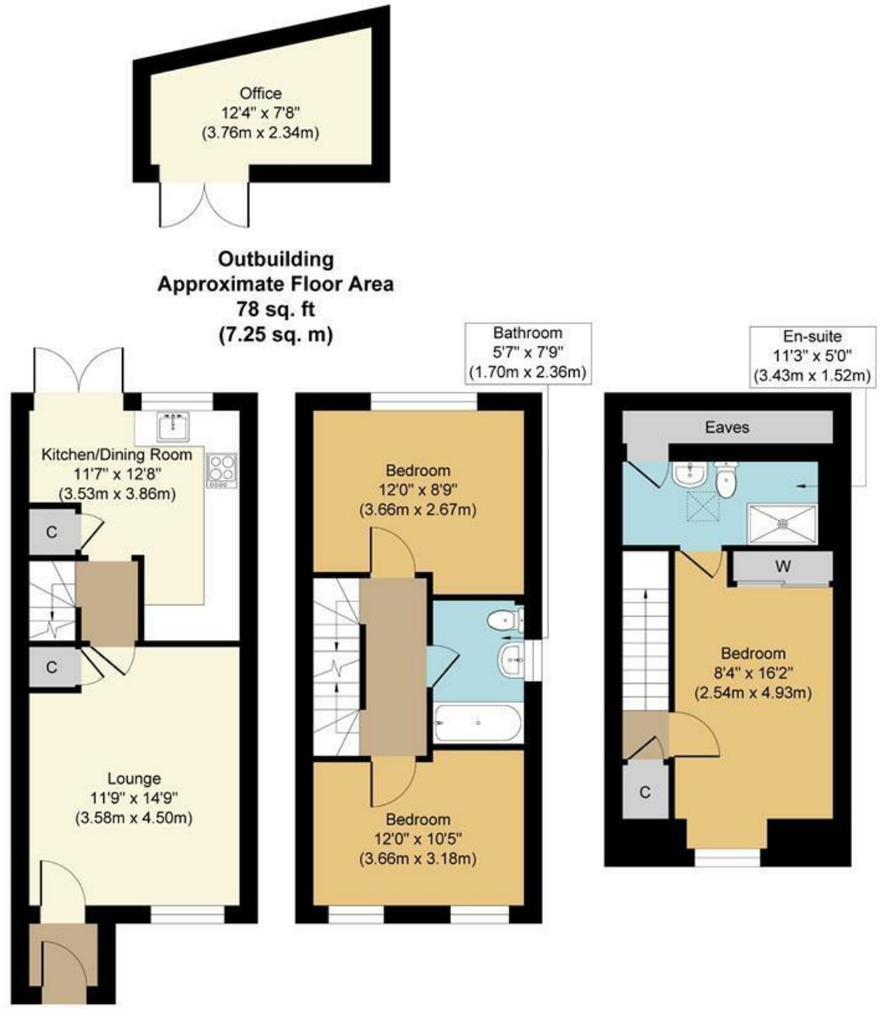
FLOOR PLAN



Ground Floor
Approximate Floor Area
398 sq. ft
(37.00 sq. m)

First Floor
Approximate Floor Area
377 sq. ft
(35.00 sq. m)

Second Floor
Approximate Floor Area
280 sq. ft
(26.00 sq. m)

Campbell Grove, RH6

Approx. Gross Internal Floor Area 1055 sq. ft / 98.00 sq. m(Excluding Outbuilding)

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.

JAMES DEAN
ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE
T: 01737 242331 F: 01737 243481
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
T: 01293 784411 F: 01293 784422
E: info@jamesdeanproperty.co.uk

Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.