



**69 Webber Street, Horley, RH6 8ST**  
**Asking Price £399,950**



# JAMES DEANE

E S T A T E A G E N T S

This spacious and attractive property has been well maintained and is still under warranty. The property benefits from two generous double bedrooms, the rarity of a deluxe bathroom that includes both a double shower enclosure and bath, contemporary open plan living and kitchen with integrated appliances. This popular residential development is equidistant from the market towns of Horley and Reigate, which offers residents a great mix of local amenities, good choice of schools and excellent transport links.





This attractive terrace property has been lovingly maintained and is situated on the popular Westvale Park development.

The property was built in 2021 and is still under warranty. The thoughtful design process has ensured the development exudes a close-knit neighbourhood feel and sense of community. In addition, the property has been upgraded by the owners including the installation of plantation shutters and the garden has been landscaped, which has involved it being levelled and irrigated.

The ground floor accommodation features an entrance hall and guest cloakroom that leads into a contemporary open plan living space. The impressive kitchen features integrated appliances including a gas hob, integrated oven, fridge freezer, dishwasher washing machine and tumble dryer. The living area includes additional a large understairs storage cupboard and enjoys a vista of the garden, which is accessed via French Doors. Upstairs includes two double bedrooms each with integrated storage, bathroom and loft storage. The stylish bathroom features decorative grey tiling, a double walk-in shower enclosure as well as a bath.

Externally, the property is approached by a paved footpath with front garden and storm porch. The private rear garden is mainly laid to lawn with a patio area, vegetable patch, potting shed and offers direct access to the dual parking bays that are alongside each other.

Location is always key and is no exception here with nature on your doorstep. Westvale Park is an impressive development of beautifully designed and well-crafted family homes. The property is a short distance from the thriving towns of Reigate and Horley, which offer residents a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and Horley mainline railway provides fast services to London and the south coast.









JAMES DEANE  
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- Attractive Terraced Home
- Still Under NHBC Warranty
- Two Generous Double Bedrooms
- Open Plan Lounge/Diner with Plantation Shutters
- Kitchen with Integrated Appliances
- Deluxe Bathroom with Double Shower Enclosure & Bath
- Guest Cloakroom
- Front & Rear Gardens
- Dual Allocated Parking
- Close to Local Amenities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</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>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: 800.00 sq ft**

**Tenure: Freehold**

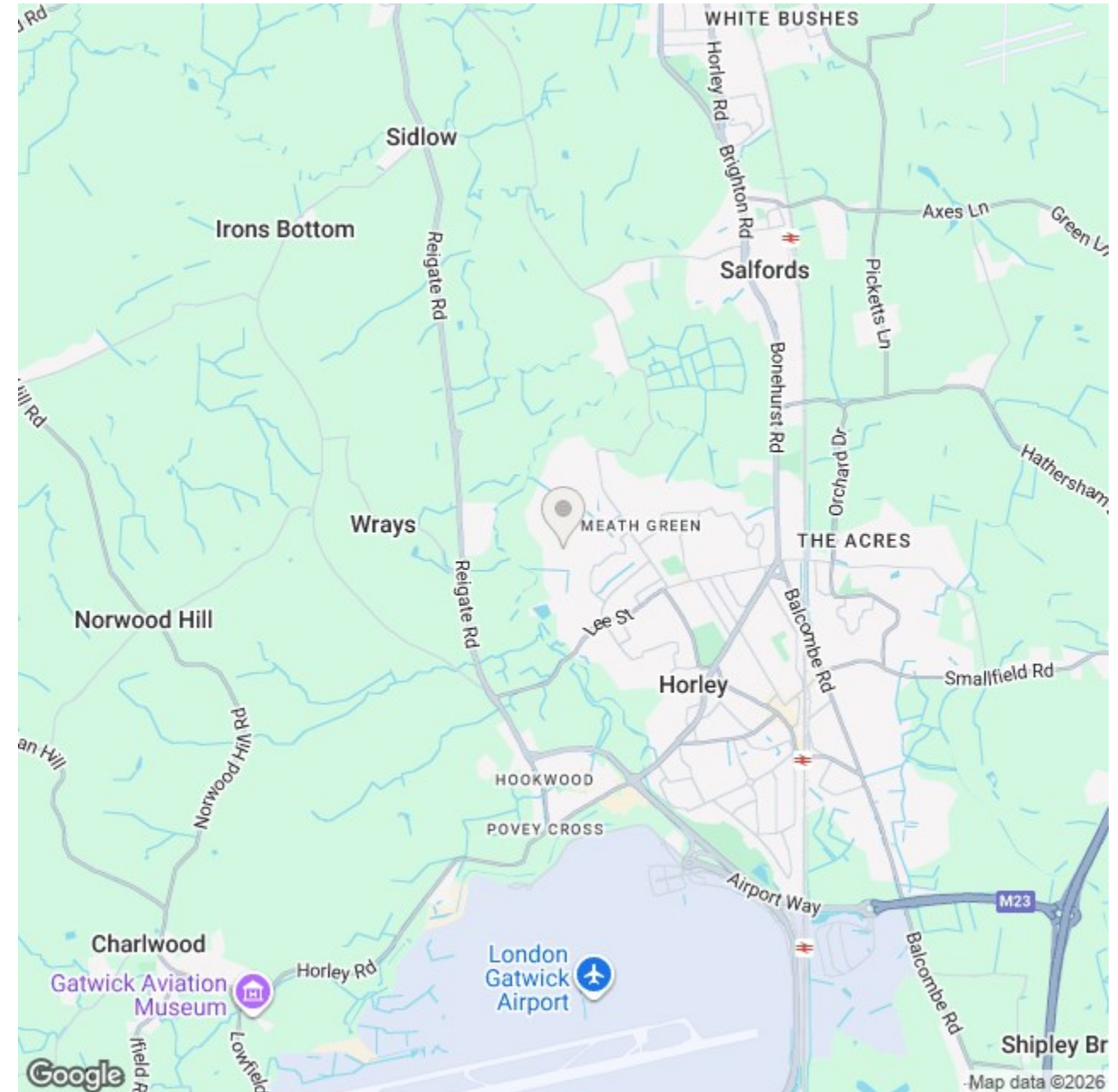
**Local Authority: Reigate & Banstead BC**

**Council Tax Band: D**

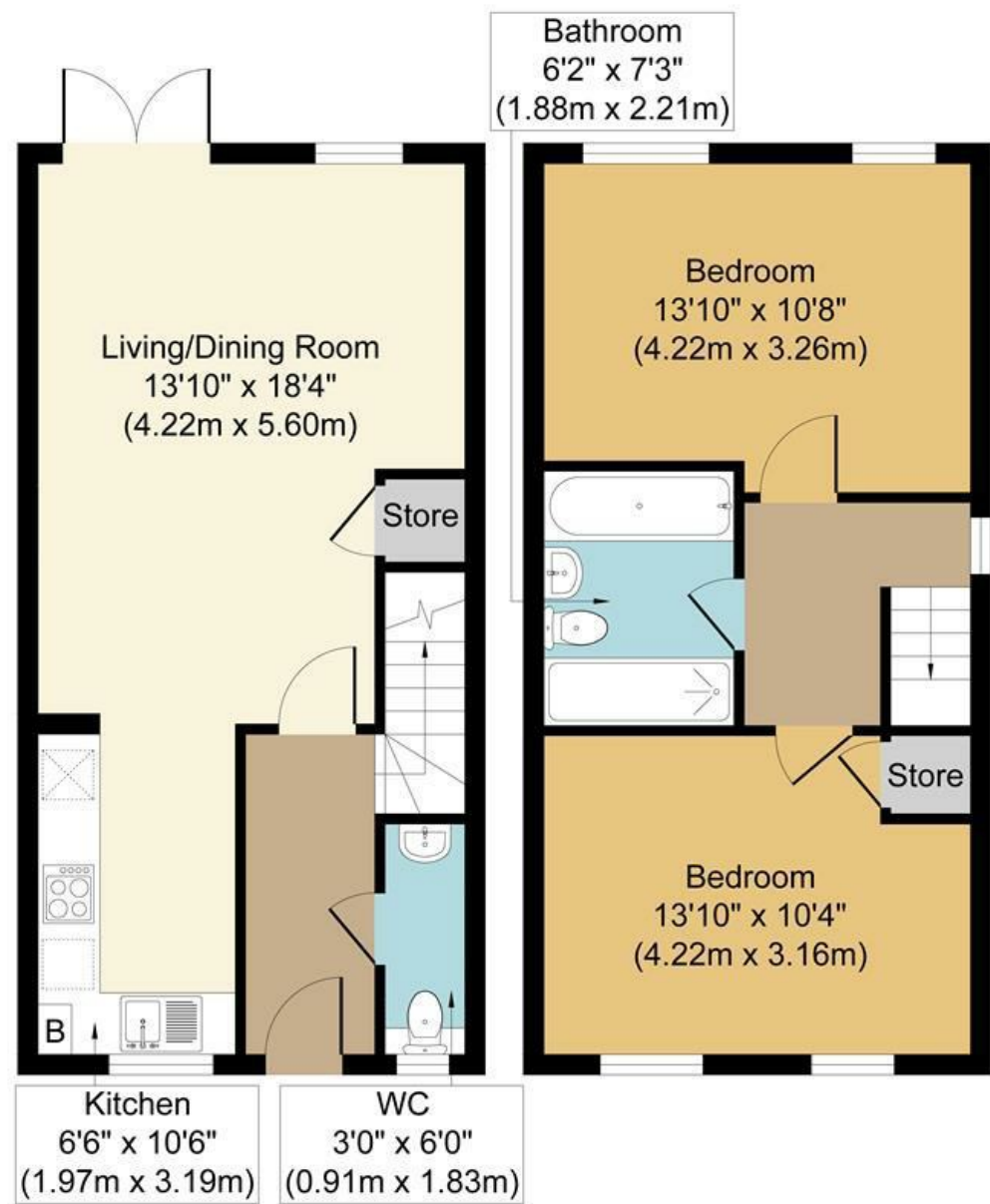
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**Do you need a mortgage?  
We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.**



FLOOR PLAN



**Ground Floor**  
Approximate Floor Area  
400 sq. ft  
(37.13 sq. m)

**First Floor**  
Approximate Floor Area  
400 sq. ft  
(37.13 sq. m)

**Webber Street, RH6**  
**Approx. Gross Internal Floor Area 800 sq. ft / 74.26 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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