



9 Quebec Close, Horley, Surrey, RH6 9QY
Guide Price £725,000



JAMES DEANE
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Perfectly positioned within walking distance of the village centre, this impressive property enjoys easy access to a range of everyday amenities, including a convenience store, pharmacy, post office, GP surgery and a choice of highly regarded primary schools. The thriving town of Horley is also close by, offering an excellent selection of shops, cafés, restaurants and leisure facilities, together with superb transport links. Gatwick Airport is approximately 10 minutes away, while Horley mainline station provides regular services to London, the South Coast and beyond, making this an ideal location for commuters and families alike.





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An exceptional executive detached family home occupying a secluded corner plot within a quiet cul-de-sac, this beautifully extended property offers an outstanding combination of contemporary design, versatile living space and luxurious family accommodation. Immaculately presented throughout, the home provides generous accommodation arranged over three floors.

The ground floor has been thoughtfully designed for modern family living and entertaining. A spacious reception room, currently used as a games room, offers excellent flexibility and could equally serve as a formal sitting room, home office, snug or cinema room. The true heart of the home is the stunning open-plan kitchen, dining and family room, which spans the full width of the property. Featuring a high-specification fitted kitchen and expansive bi-fold doors opening onto the terrace and landscaped rear garden, this impressive space seamlessly connects indoor and outdoor living. A separate utility room with external access and a guest cloakroom complete the ground floor.

The first floor comprises four well-proportioned bedrooms, three of which feature fitted wardrobes. One-bedroom benefits from a stylish ensuite shower room, while the remaining bedrooms are served by a luxurious family bathroom and an additional Jack and Jill shower room.

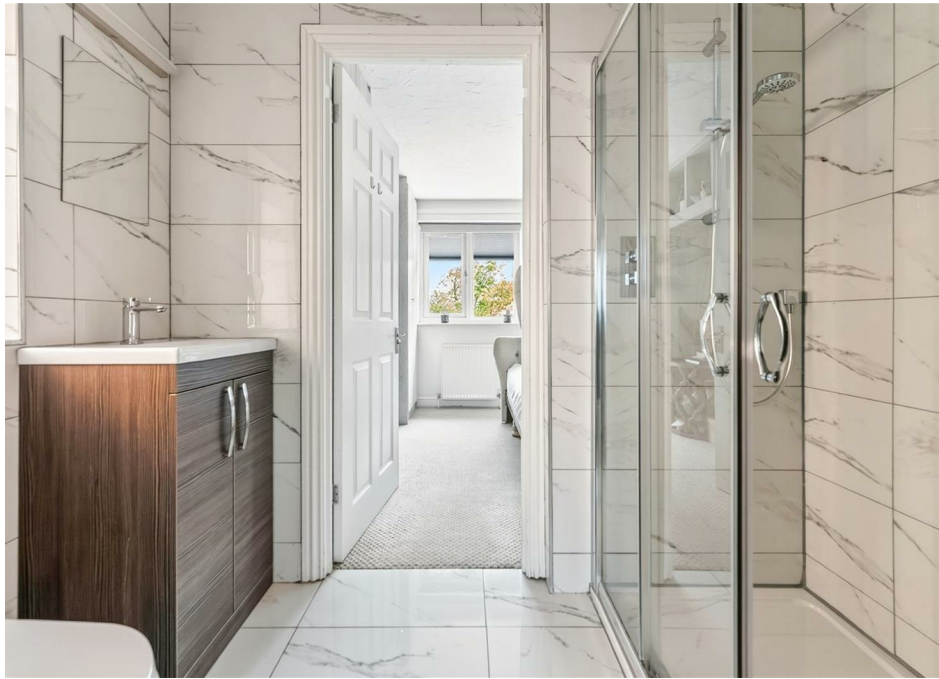
Occupying the entire second floor, the superb principal suite provides a peaceful retreat, complete with extensive fitted wardrobes and a beautifully appointed ensuite bathroom.

Externally, this freehold home enjoys a private driveway providing off-road parking for multiple vehicles, an attractive storm porch and gated side access to the rear garden. Designed for both relaxation and entertaining, the landscaped garden features a generous patio, decked terrace and useful external storage.

An annual management fee of £175.00 applies.





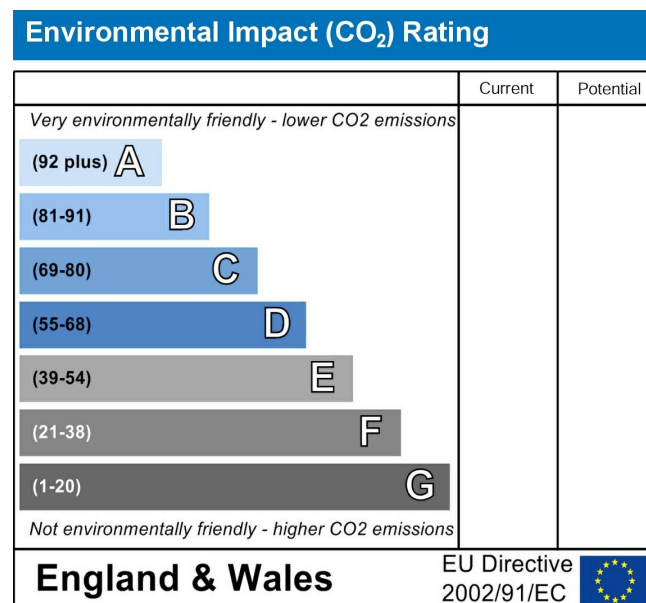
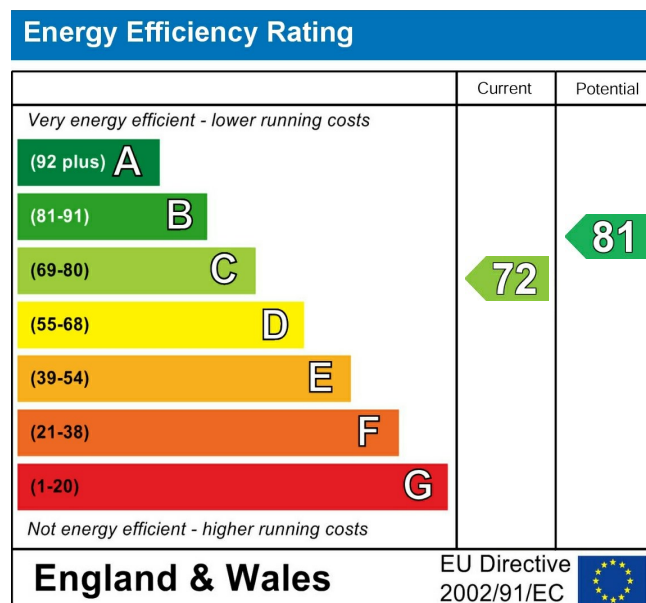




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- Quiet Cul-De-Sac Location In a Popular Residential Neighbourhood
- Extended Family Home offering Generous Accommodation over Three Floors
- Five Bedrooms including Two Ensuite
- Additional Stylish Bathroom and Jack & Jill Shower Room
- Contemporary Open Plan Living with Bi-fold Doors opening onto Decked Terrace & Garden
- Deluxe Kitchen with Granite Work Surfaces, Island and Integrated Appliances
- Further Spacious Reception
- Useful Utility Room & Guest Cloakroom
- Integral Garage & Private Driveway
- Walking Distance to Village Centre



Internal Area: 2158.00 sq ft

Tenure: Freehold

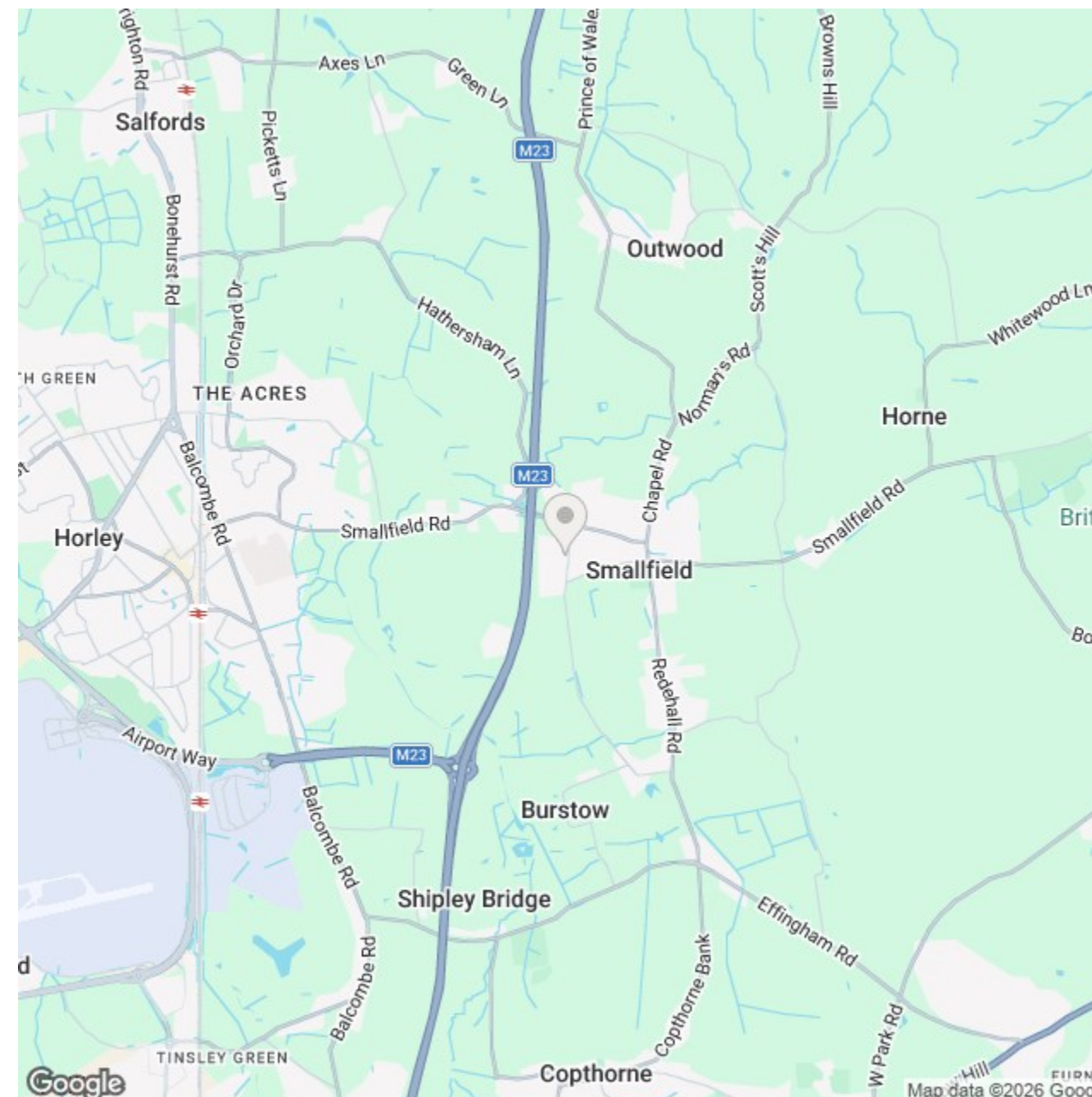
Local Authority: Tandridge DC

Council Tax Band: F

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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.



FLOOR PLAN



9 Quebec Close, RH6 Approx. Gross Internal Floor Area 2158 sq. ft / 200.44 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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