



**89 Hevers Avenue, Horley, RH6 8BZ**  
**Asking Price £475,000**



JAMES DEANE  
ESTATE AGENTS

This family is situated in a desirable residential location and is offered to market CHAIN FREE. The property offers scope for modernisation as well as extension or loft conversion, subject to planning, and features three bedrooms, dual receptions, a generous garden, garage and driveway.





This semi-detached family house is situated in a popular residential neighbourhood within walking distance of the town centre and is offered to the market with no onward chain. The property requires modernisation and offers the opportunity to be converted into a contemporary family home with scope for the addition of a side or rear extension, as well as a loft conversion, subject to planning.

The accommodation consists of an entrance hallway with storage and a guest cloakroom. To the front of the property is a spacious living room with feature bay window, high ceilings, picture rails and an electric fireplace. To the rear is a separate dining room with French Doors leading into a lean-to extension that provides direct access to the garden. Downstairs is completed by a galley style kitchen which also provides external access and features white cabinetry, decorative splashback tiling and standalone appliances.

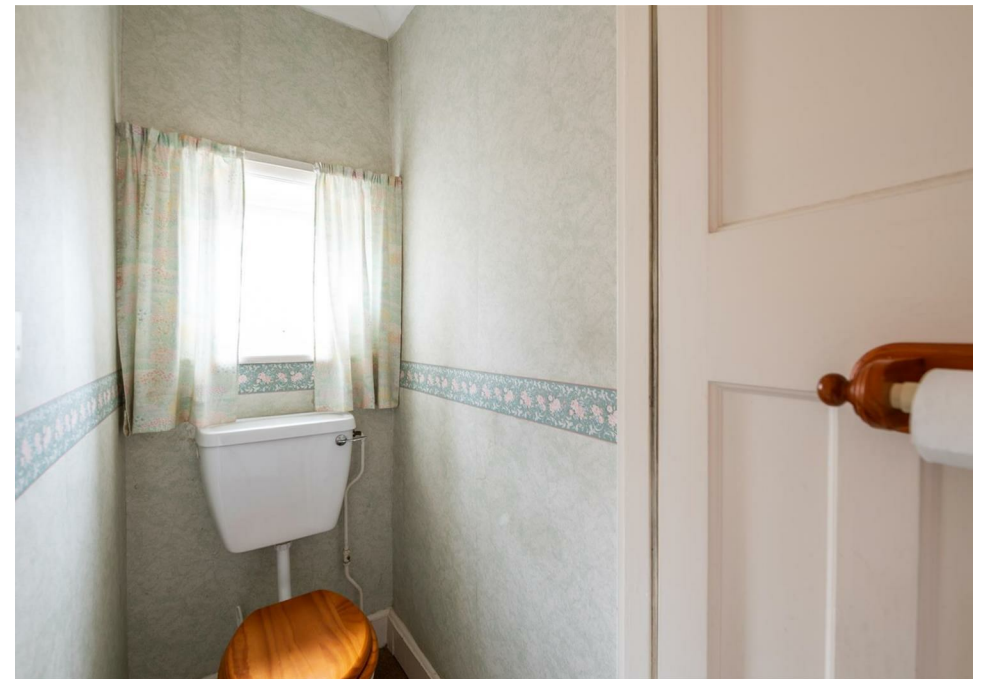
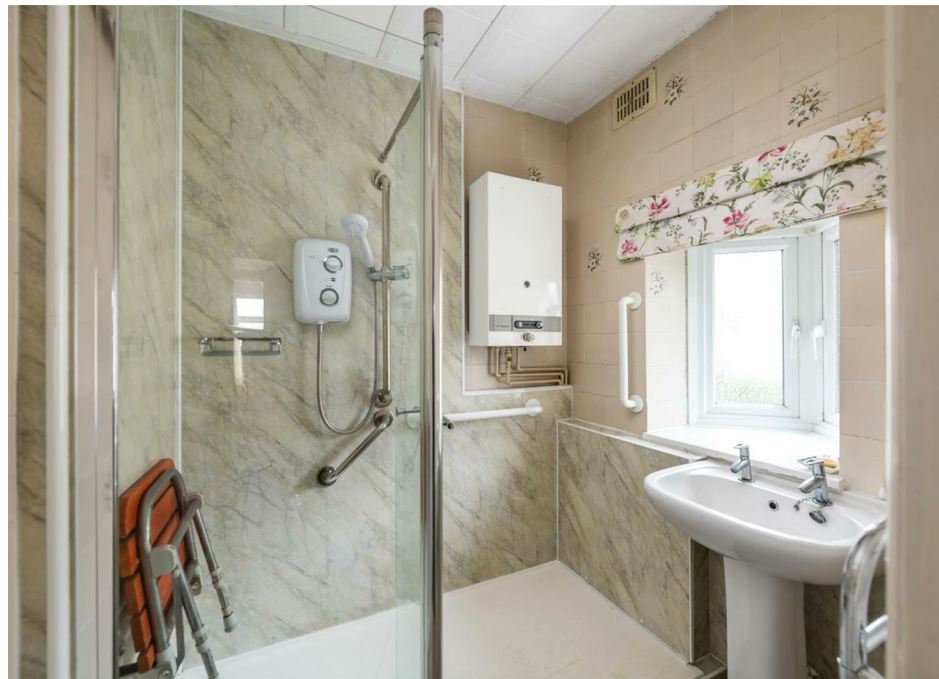
Upstairs consists of three bedrooms, family bathroom, separate toilet and loft storage. The two double bedrooms are generous in size, one of which includes integrated storage, while the third bedroom is a large single. The bathroom has been adapted and features a double walk-in shower enclosure with a separate WC situated along the landing.

The external aspects include a driveway with parking for multiple vehicles, a storm porch and a single garage. The rear garden includes a patio, area laid to lawn, mature planting and a vegetable garden to the rear complete with greenhouse and potting shed.

Location is always key and it is no exception here as the property is walking distance to the recreation ground, local schools as well as 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 station provides fast services to London and the south coast.









JAMES DEANE  
ESTATE AGENTS

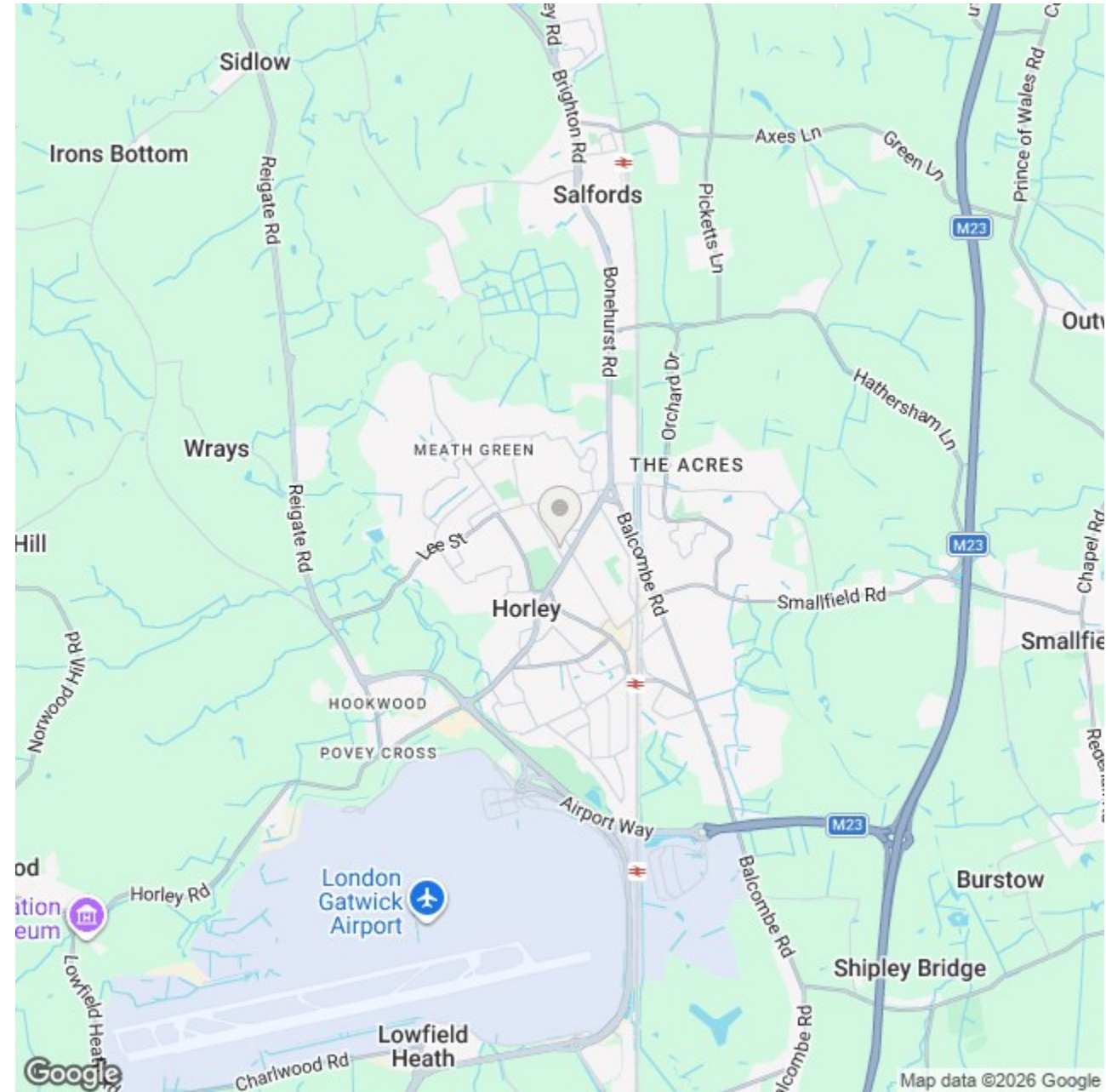


- No Onward Chain
- Popular Residential Neighbourhood
- Three Bedrooms
- Spacious Living Room with Feature Bay Window
- Separate Dining Room with French Doors Opening into a Lean-to Extension
- Galley Style Kitchen with direct access to the Garden
- Adapted Bathroom with Double Shower Enclosure
- Generous Garden with Patio, Garden Shed & Greenhouse
- Garage and Driveway with Parking for Multiple Vehicles
- Walking Distance to Recreation Ground & Town Centre



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Internal Area: 1230.00 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.**

FLOOR PLAN



Hevers Avenue, RH6  
 Approx. Gross Internal Floor Area 1230 sq. ft / 114.27 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.

Copyright Property Portraits | www.propertyportraits.co.uk



**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.