



22 Fairlawns, Horley, RH6 9HD
Asking Price £525,000



This attractive detached family home is conveniently situated in popular residential neighbourhood within walking distance of the town's amenities, mainline station and local secondary school. The property is offered with no onward chain and features three bedrooms, guest cloakroom, dual aspect living room, conservatory, kitchen with integrated appliances, front and rear gardens, garage and ample parking.





This attractive detached family home is conveniently situated in a popular residential neighbourhood walking distance to local schools, the mainline station and the town centre.

The property is offered to market with NO ONWARD CHAIN and provides buyers with scope to apply their own decorative touches. The accommodation includes a recently installed new boiler and consists of an entrance hall with cloakroom. A dual aspect living room with a working fireplace leads onto the conservatory via patio doors, which benefits from tiled flooring, fitted blinds, ceiling fan and provides direct access to the garden via French Doors. Downstairs is completed by a kitchen that also provides external access and is connected to the living room. It features wooden cabinetry, stylish ironmongery, decorative splashback tiling and integrated appliances including dishwasher and a Bosch oven with warming plate.

Upstairs consists of three double bedrooms, family bathroom and loft storage. The two main bedrooms include fitted wardrobes and the third includes eaves storage, whilst the bathroom features floor to ceiling tiling, a large shower enclosure and chrome towel radiator.

Externally, the property features a storm porch, front garden, block paved driveway with parking for multiple vehicles, single garage and side access along both elevations to the private rear garden. The garden is mainly laid to lawn and includes a block paved patio.

Location is always key, and it is no exception here as this property is 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 services to London & the south coast.

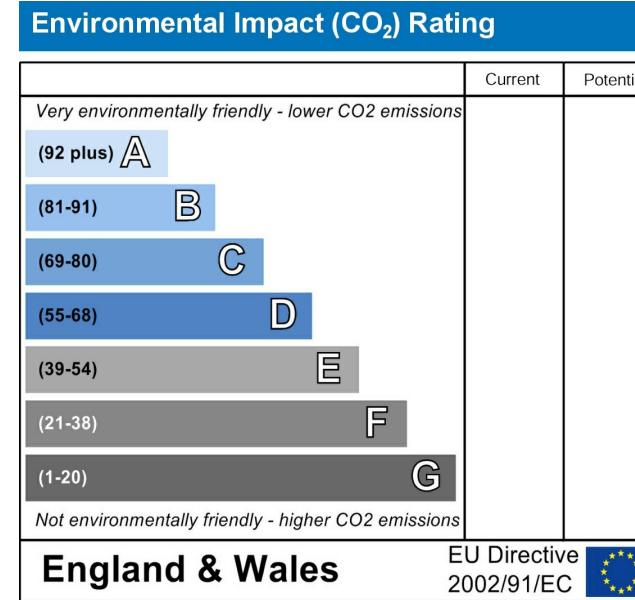
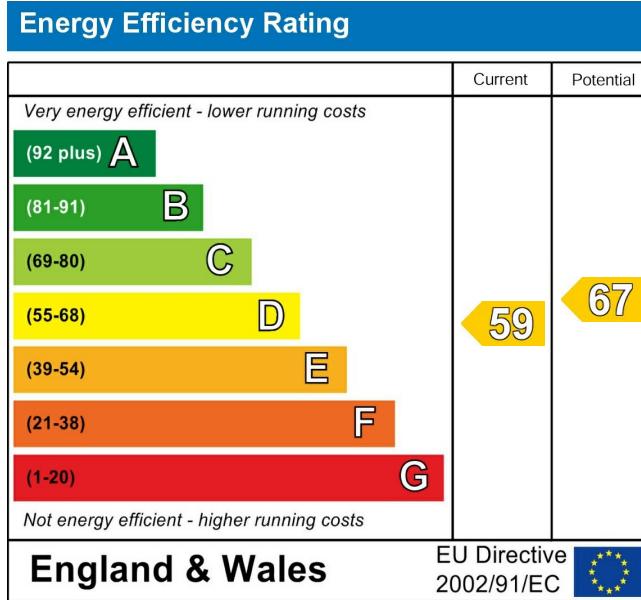








- Detached Family Home
- No Onward Chain
- Convenient Location Within Walking Distance of Town, Schools and Mainline Station
- Three Bedrooms
- New Boiler
- Kitchen with Integrated Appliances
- Dual Aspect Living Room with Feature Fireplace
- Conservatory
- Front & Rear Gardens
- Garage & Private Driveway Offering Parking for Multiple Vehicles



Internal Area: 1339.00 sq ft

Tenure: Freehold

Local Authority: Reigate & Banstead BC

Council Tax Band: E

Do you have a property to sell?

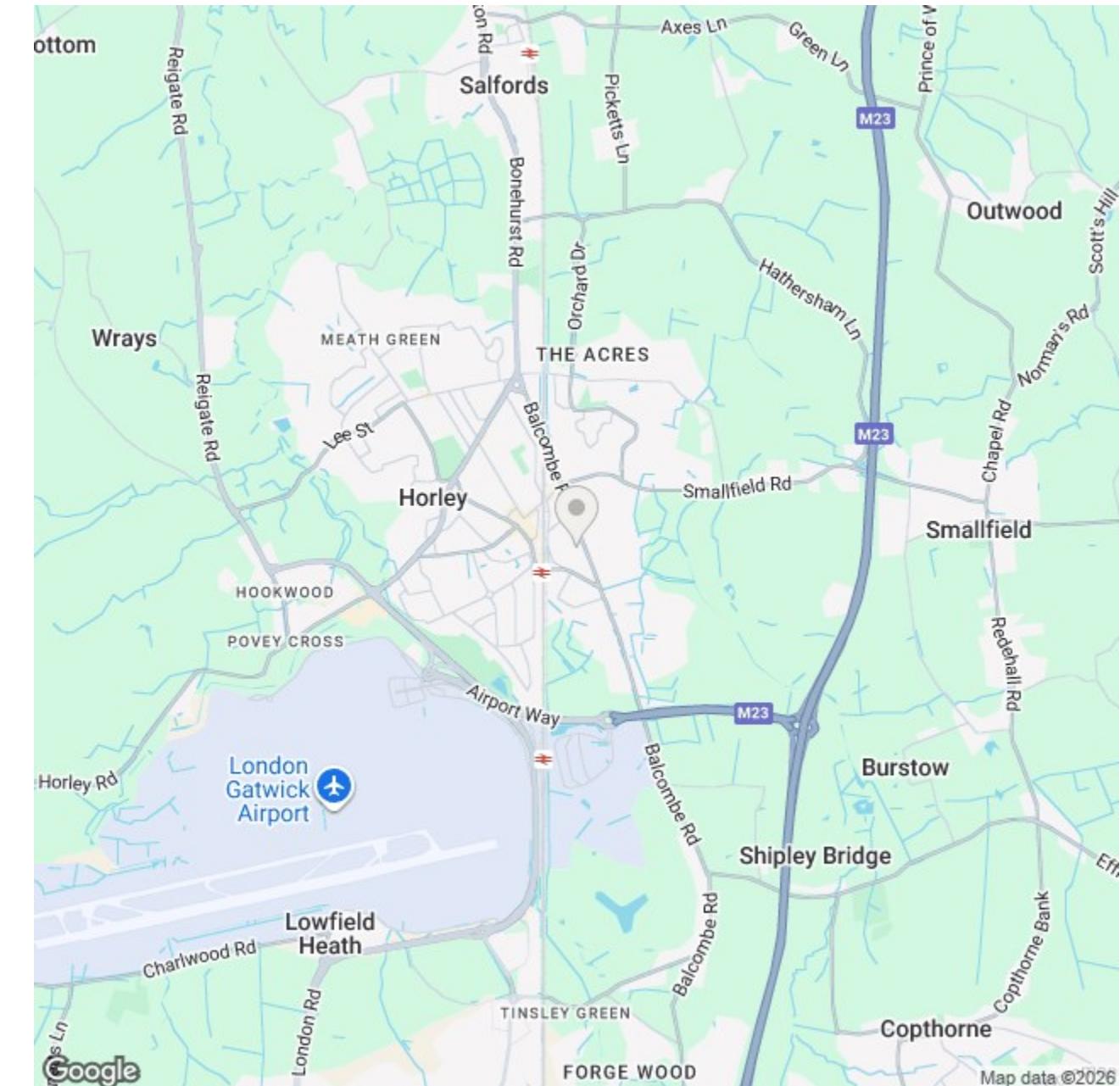
If so we can provide you with a free market appraisal.

Do you need a solicitor?

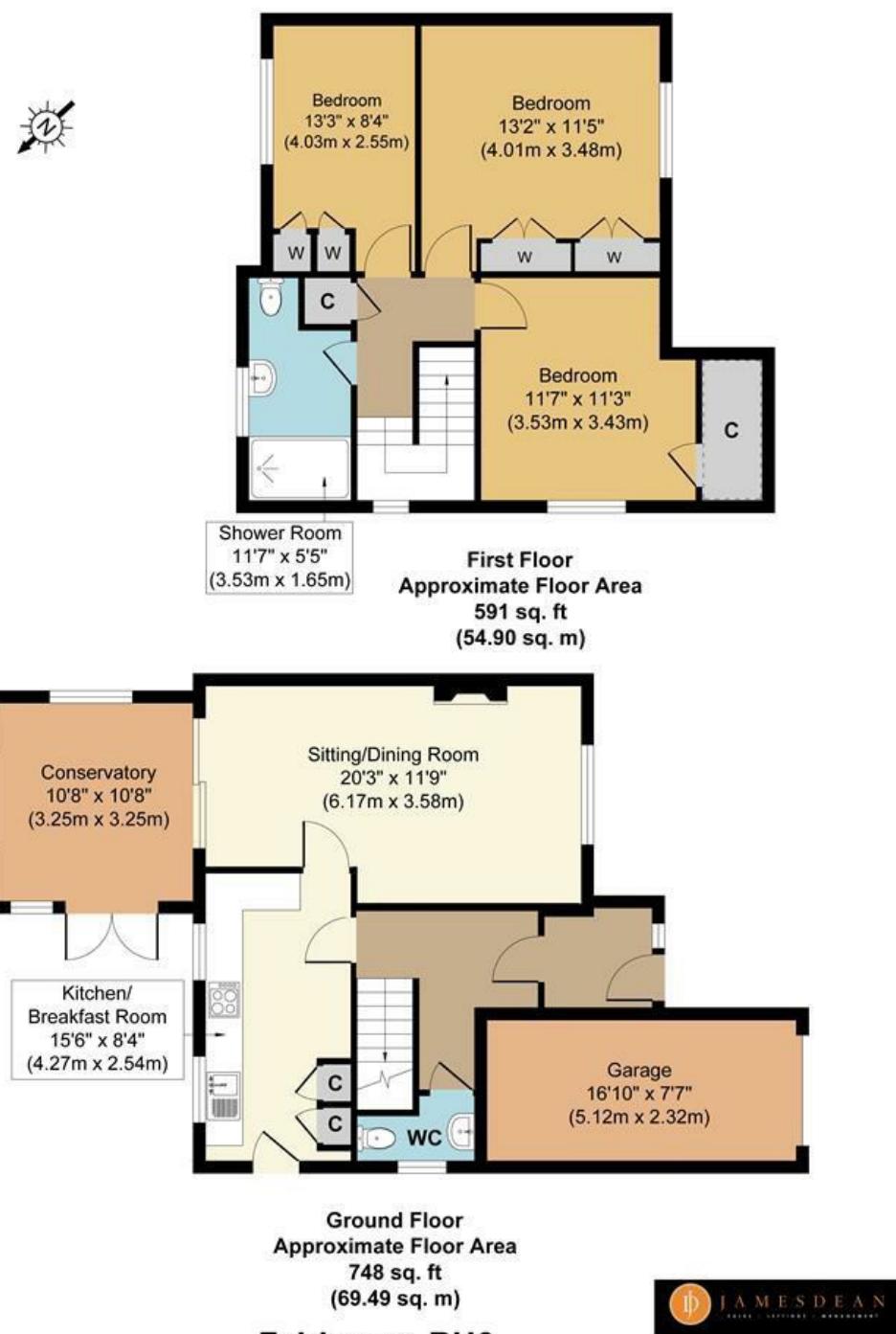
We can provide you with no obligation quotes from our panel of preferred solicitors.

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



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.