



**6 Chesters, Horley, RH6 8BP**  
**Asking Price £525,000**



# JAMES DEANE

ESTATE AGENTS

This attractive family home is situated towards the end of a quiet cul-de-sac and has previously been extended to create a wonderful open plan kitchen/diner to the rear of the property. It offers the benefit of a new kitchen, family bathroom and guest cloakroom whilst featuring a converted garage that is now used as a snug/annex and a private driveway with parking for multiple vehicles.





This attractive semi-detached family house is situated in a quiet cul-de-sac location. The property has previously been extended and has since been refurbished by the current owners delivering a contemporary open plan feel with the addition of a new kitchen as well as new guest cloakroom and family bathroom.

The accommodation consists of an entrance hallway that leads onto a guest cloakroom and utility area. A spacious living room to the front of the property leads onto the impressive kitchen/diner that provides direct access to the garden via new patio doors. The contemporary kitchen features dark grey cabinetry, a breakfast bar and integrated appliances including a double oven, separate microwave oven and induction hob.

Upstairs consists of three bedrooms, a deluxe family bathroom and loft storage. The main bedroom includes fitted storage whilst the bathroom features decorative tiling, elegant sanitary ware and storage provision.

The external aspects are equally impressive. The property is set back from the road and enjoys a large tarmac driveway with parking for multiple vehicles. There is a storm porch and vehicular access to the rear garden and former garage that has since been adapted for use as either a snug or self-contained annex. The garden enjoys an area laid to lawn, expansive patio and features a garden shed.

Location is always key and it is no exception here as the property is nearby local schools and 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.









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- Semi-Detached Family Home
- Previously Extended
- Cul-De-Sac Location
- Beautifully Appointed Open Plan Kitchen/Diner with Utility Area
- Spacious Living Room
- New Family Bathroom
- Three Bedrooms
- Converted Garage offering use as a snug/annex
- Garden with Large Patio Area
- Driveway with Parking for Multiple Vehicles and EV Charging Point



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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: 1197.00 sq ft**

**Tenure: Freehold**

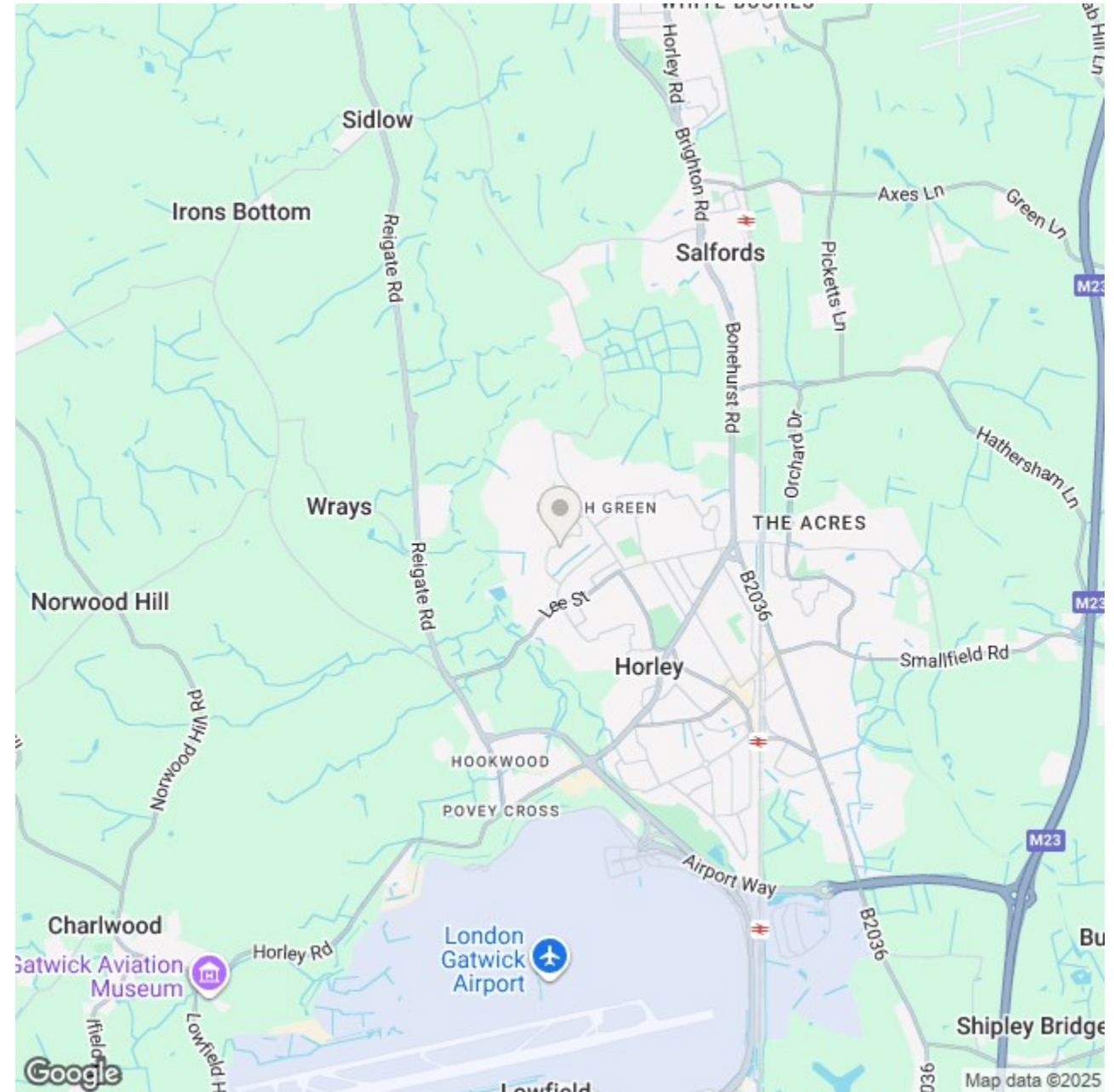
**Local Authority: Reigate & Banstead BC**

**Council Tax Band: D**

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**Do you need a mortgage?  
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## FLOOR PLAN



### Chesters, RH6 Approx. Gross Internal Floor Area 1197 sq. ft / 111.18 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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