



9 Newman Road, Horley, RH6 9JB

www.jamesdeanproperty.co.uk



Tucked away in a secluded position on the popular Acres development, this well presented modern semi-detached family home is presented to a good standard and offered to the market with NO FORWARD CHAIN.

The accommodation includes a spacious hallway with a cloakroom set off to the right hand side. The kitchen has a range of matching cream wall and base units, as well as space for a number of white goods, tiled flooring and box bay window set to the front. The lounge/diner is located to the rear of the property and has patio doors opening out to the garden. In addition, there is a sizeable understairs storage cupboard.

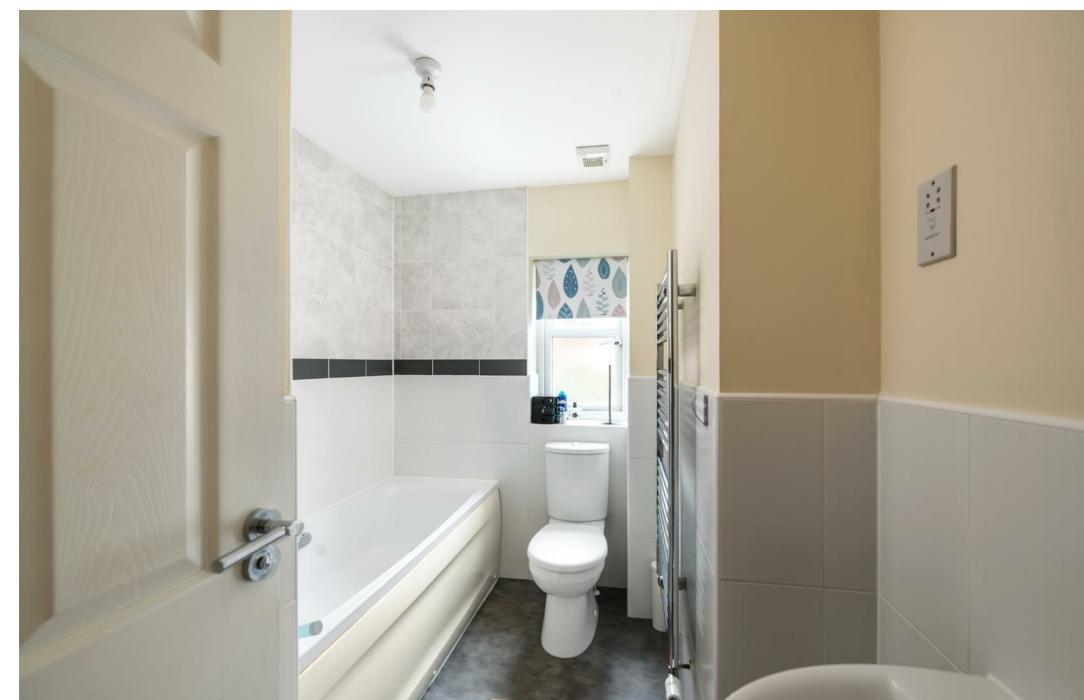


On the first floor are two double bedrooms and a good sized third bedroom. The main bedroom benefits from have an ensuite shower room and all three bedrooms have built in wardrobes. The family bathroom has a white suite with part tiled walls, extractor fan and window.

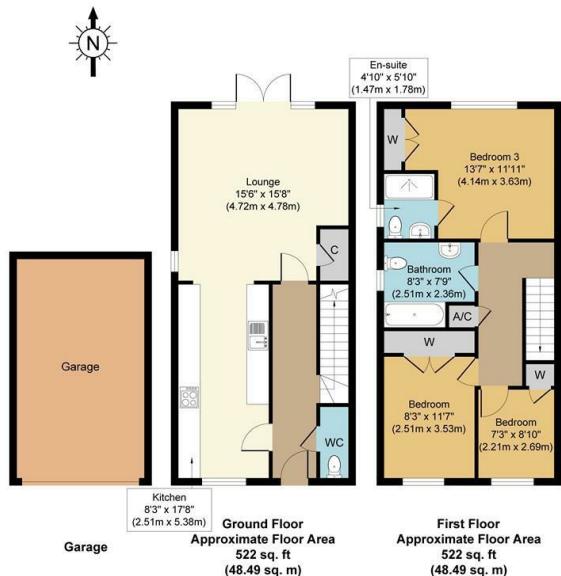
The rear garden is mainly laid to lawn with a paved seating area and side access to the front. There is also a large single garage with light and power and parking to the front.

Location is always key and is no exception here with nature on your doorstep. The Acres is an impressive development of beautifully designed and well-crafted family homes. The property is a short distance from the bustling town of 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.

Offers In Excess Of £450,000



Floor plan



Newman Road
Approx. Gross Internal Floor Area 1044 sq. ft / 96.98 sq. m

Whilst every effort has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, legal 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

TENURE: Freehold

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	73
(69-80)	C	
(58-68)	D	
(50-54)	E	
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(58-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

www.jamesdeanproperty.co.uk

J A M E S D E A N
E S T A T E A G E N T S

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.