



51 Meath Green Lane, Horley, RH6 8HN

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**JAMES DEANE**  
ESTATE AGENTS

Located in the popular Meath Green area of Horley, this well presented ground floor purpose built maisonnette offers versatile accommodation and comes with the bonus of having a share of freehold. **NO FORWARD CHAIN GIVEN.**

The entrance hall, leads through to the lounge/diner, which has a sizeable box bay window, feature fireplace and wood flooring. The modern kitchen has matching wall and base units, space for white goods, wood effect work tops and access to the rear garden.



There are three bedrooms, two are doubles and a good sized third bedroom which is currently being used as a home office. The bathroom has a white suite, part tiled walls and a window to the rear.

The private garden is mainly laid to lawn, with paved seating area and gate to the rear. There is also the added bonus of a side garden with raised vegetable beds and seating area. Set to the rear is a garage en bloc and off street parking at the front, which can also be accessed from the side garden.

Location is always key and it is no exception here as this property falls within the catchment area for several schools and is nearby 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 fast services to London and the south coast.

**Offers In The Region Of £315,000**



# Floor plan



Meath Green Lane, RH6  
Approx. Gross Internal Floor Area 689 sq. ft / 64.00 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (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>	56
(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

TENURE: Share of Freehold  
Council Tax Band: C

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