



68 Castle Drive, Horley, RH6 9DE
Offers In The Region Of £925,000



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

Looking for something special for your next home? Then look no further in this beautifully presented and upgraded family home, occupying a mature plot set in a private road within walking distance of Horley main line train station and town centre with it's shops and restaurants.

Approaching the property via a gravelled parking area and walking through the front door, there is a bright and airy entrance hall with built in storage cupboards and in built coir mat flooring. The dual aspect family room is set off to the right hand side and has the bonus of bi fold doors opening out to the rear garden and under floor heating. A well appointed and cozy lounge overlooks the front and has a wood burning stove at the centre of the room. There is also underfloor heating throughout the ground floor.

The impressive spacious dining room has recessed downlighting and space for sizeable dining table as well as bi fold doors to the garden, perfect for enjoying those up coming summer months. The kitchen is open plan to the dining area and gives that real feeling of a social entertaining space. There are matching wall and base units, integrated appliances, a breakfast bar area. In addition the property also has a separate utility room with space for appliance and door accessing the side,

On the first floor are four very good sized bedrooms with the main and second bedrooms having vaulted ceiling. The main bedroom also benefits from a range of fitted wardrobes and a beautifully appointed en suite shower room. The family bathroom has a luxurious feel, finished with a white suite, part tiled walls and downlighting.

Outside the garden wraps around the property with lawn area, paved seating area, flower beds and hedge boundaries. There is a detached double garage, with power and lighting as well as parking for a number of vehicles. The property has so much to offer it's new owners and would be perfect for buyers looking for that straight move in option.









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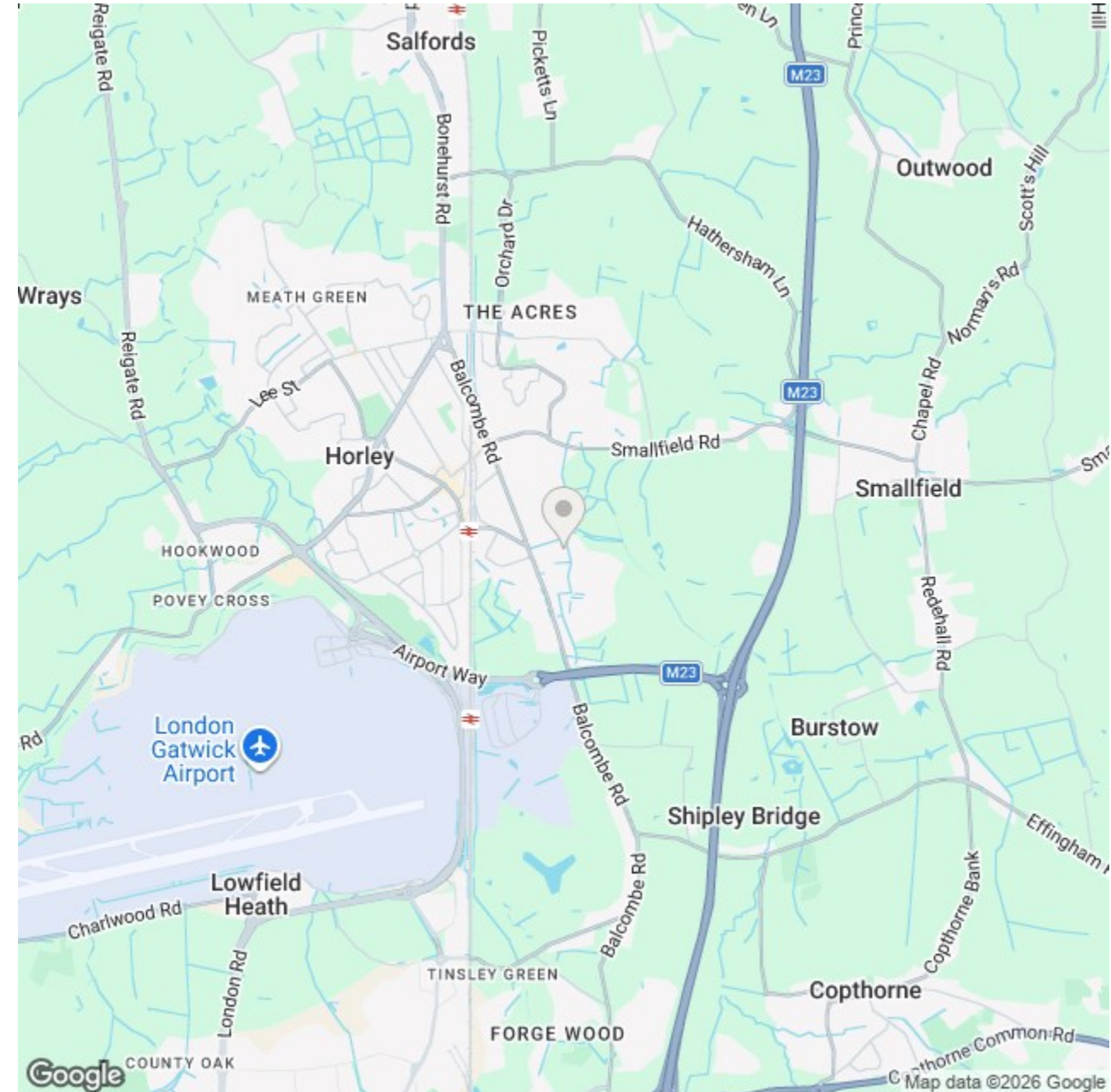


- Immaculately presented
- Lounge with wood burner
- Family Room
- L shaped Kitchen/Diner, Utility Room & Cloakroom
- Underfloor heating throughout the ground floor
- 4 Double Bedrooms
- Main bedroom with dressing area and En Suite
- Family bathroom
- Double Garage and Off road parking
- Private Road



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Internal Area: 2012.00 sq ft

Tenure: Freehold

Local Authority: Reigate and Banstead

Council Tax Band: E

Do you have a property to sell?

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

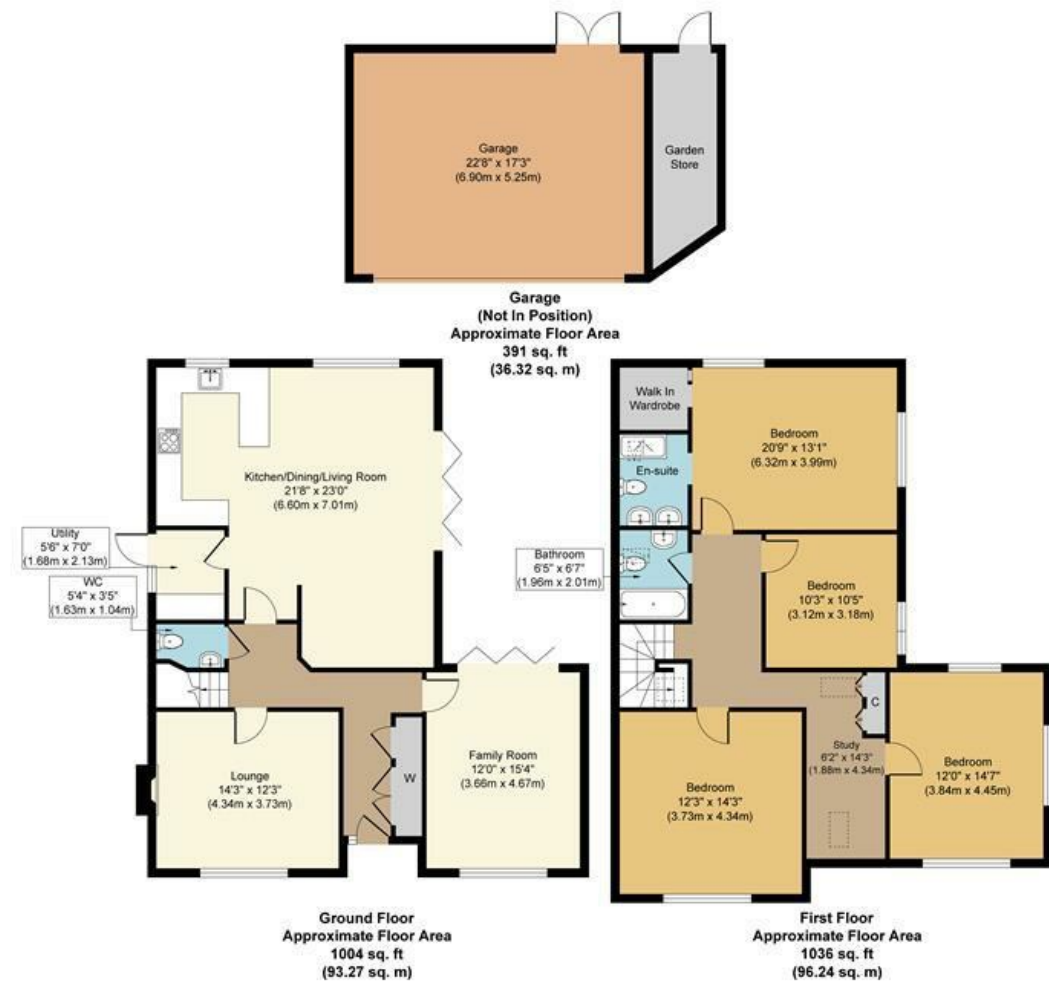
Do you need a solicitor?

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



Castle Drive, RH6
Approx. Gross Internal Floor Area 2431 sq. ft / 225.83 sq. m (*incl. garage)

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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