

6 Collingwood Close, Horley, RH6 9LH

Offers In Excess Of £625,000

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This beautifully presented detached family home occupies a quiet cul-de-sac setting and offers generously proportioned accommodation, enhanced by a previous extension to provide additional living space ideally suited to modern family life.

Horley town centre is within walking distance, offering a good selection of shops, cafés and restaurants, while the mainline railway station provides convenient connections for commuters.







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This beautifully presented and extended detached family home occupies a quiet cul-de-sac setting on the popular Langshott development. Offering generously proportioned accommodation arranged over two floors, the property combines versatile living space with a well-maintained interior and attractive garden, making it an appealing choice for families seeking room to grow.

An inviting entrance hall sets the tone, incorporating a useful cloakroom and providing internal access to the integral garage. The well-appointed lounge is positioned to the front of the property, where a large window allows natural light to fill the room. To the rear, the separate dining room connects with the lounge through French doors and opens into a modern conservatory, creating a pleasing progression of reception spaces. With its cosy atmosphere and direct access to the garden, the conservatory offers an additional area in which to relax or entertain.

The extended kitchen is a particularly useful feature, providing a dual-aspect arrangement that enhances the sense of light and space. It is fitted with a range of matching wall and base units, with space for a selection of appliances, complementary splashback tiling and wood-effect flooring. A door provides direct access to the outside, adding to the practicality of the layout.

The first floor offers four bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room. The remaining bedrooms are served by a family bathroom, fitted with a white suite, part-tiled walls and a frosted window to the front.

The rear garden has been attractively maintained, with a central lawn bordered by well-stocked flower beds and a characterful timber-framed greenhouse. Side access leads to the front of the property, where off-road parking is available in addition to the integral garage.

Langshott remains a popular residential location, appealing to a broad range of buyers thanks to its convenient setting and local amenities.

























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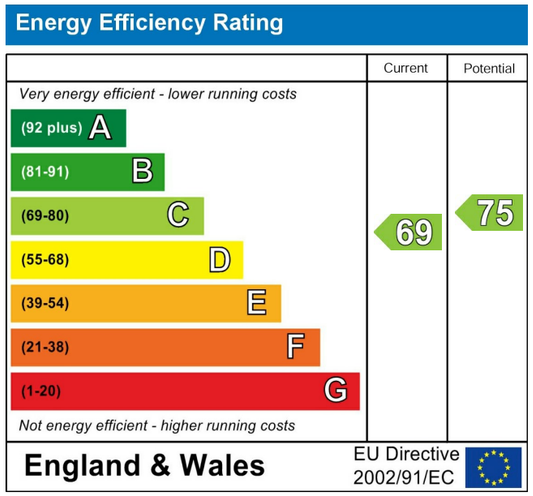
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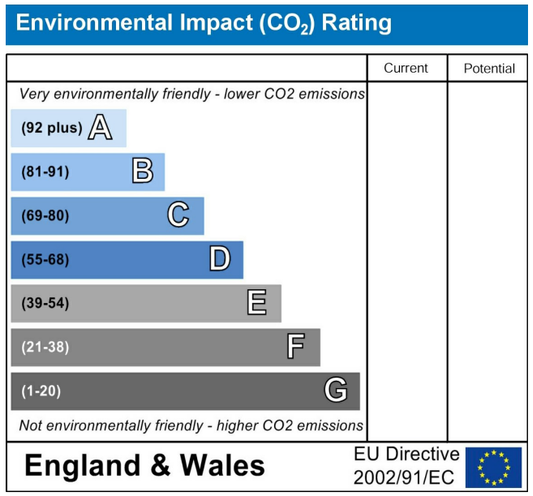


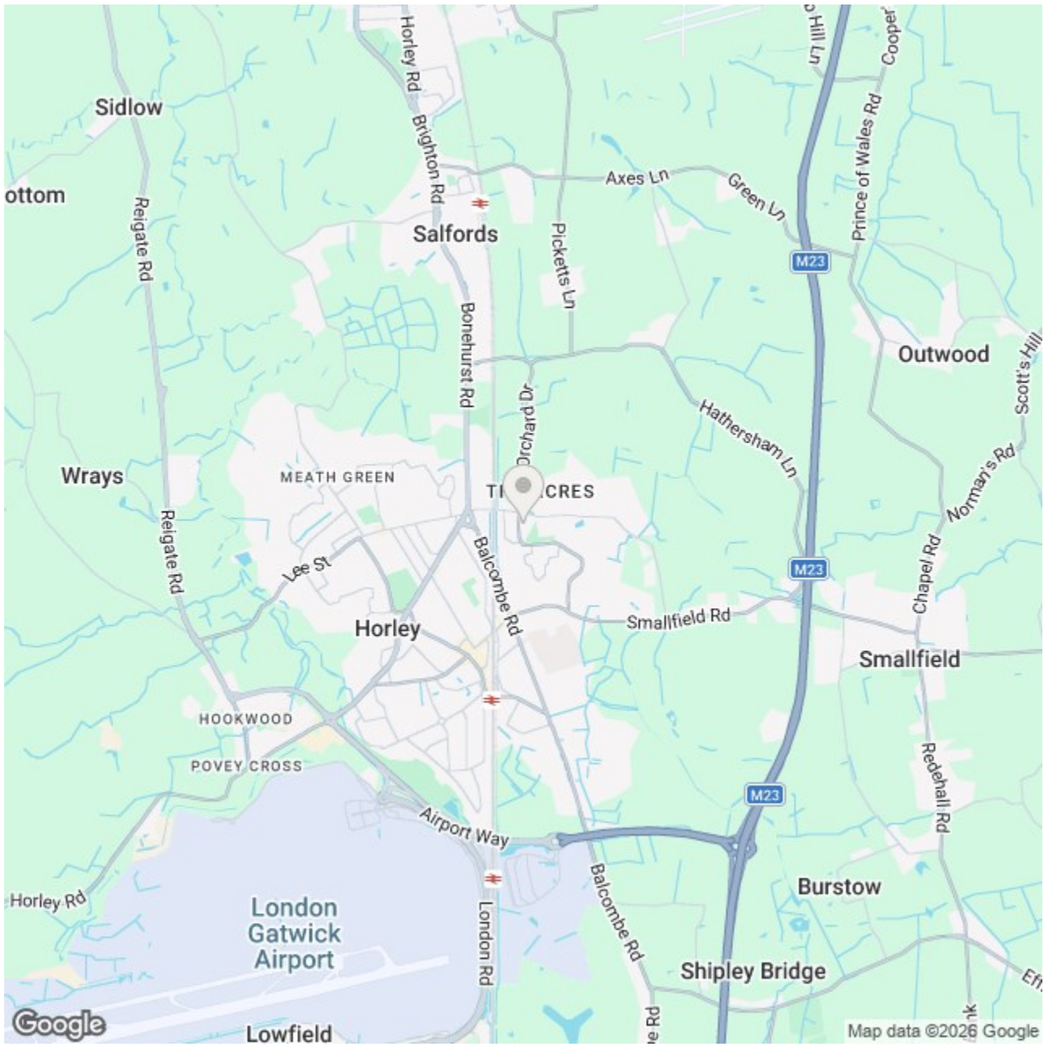
- Quiet Cul-de-Sac Location
- Detached and Extended Family Home offering Generous Accommodation
- Twin Receptions
- Conservatory with Solid Roof
- Spacious Modern Kitchen
- Four Bedrooms
- Principal Bedroom with Fitted Wardrobes & Ensuite
- Generous Family Bathroom
- Immaculately Maintained Front & Rear Gardens
- Integral Garage and Block Paved Driveway

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Internal Area: 1642.00 sq ft

Tenure: Freehold

Local Authority: Reigate and Banstead

Council Tax Band: F

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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.

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FLOOR PLAN



Ground Floor
Approximate Floor Area
899 sq. ft
(83.47 sq. m)

First Floor
Approximate Floor Area
743 sq. ft
(68.98 sq. m)

Collingwood Close, RH6
Approx. Gross Internal Floor Area 1642 sq. ft / 152.45 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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