



32 Luscombe Way, Horley, Surrey, RH6 8QY

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ESTATE AGENTS

JamesDean are delighted to offer this modern family home to the market, which is ideally located on the ever popular Westvale development between Horley and Reigate town centre's and mainline stations.

The property features double glazed windows, gas central heating, solar panels, plenty of storage and the bonus of a highly sought after quiet cul-de-sac location with unspoilt views over open countryside. The property is still under NHBC warranty and is offered to the market with NO FORWARD CHAIN.

The accommodation consists of an entrance hall, downstairs cloakroom, elegant living room with feature bay window and an impressive open plan kitchen/diner and family area. The kitchen offers contemporary and imaginative design featuring stylish cabinetry, breakfast bar, gas hob and integrated appliances including fridge/freezer, dishwasher and washing machine. It represents a wonderful social space for



entertaining and the family area benefits from a sky lantern and access to a larger than average rear garden via French Doors.

Upstairs consists of four double bedrooms, two of which have ensuite. The two bedrooms to the front of the property enjoy spectacular views of nature on your doorstep and are both ensuite bedrooms come with fitted wardrobes. Upstairs is completed by a contemporary family bathroom.

Externally, the property benefits from a private driveway, front garden and integral garage that houses the boiler and also provides direct access to the rear garden, which is mainly laid to lawn and boasts a well appointed timber decked seating area.

Westvale Park is an impressive development of beautifully designed and well-crafted family homes. Location is always key and it is no exception here as the residents are close to the thriving market towns of Horley and Reigate, which offer a great mix of local amenities and excellent transport links.

NB - Please note internal photography prior to current tenancy.

Offers In Excess Of £650,000



Floor plan



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 lending 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) A		
(81-91) B		
(69-80) C		
(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	

TENURE: Freehold
Council Tax Band: F

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