



74 Whittaker Drive, Horley, RH6 9TN
Asking Price £785,000



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

This executive detached family home offers generous and versatile accommodation over three floors. Situated towards the end of a quiet cul-de-sac the property features six bedrooms, three bathrooms, dual receptions, kitchen/diner, south facing garden, garage and parking. It is offered to the market with NO FORWARD CHAIN.





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

This impressive executive detached family home has been meticulously designed and is one of only seven properties across the development built by Bovis Homes to their Charlwood design. The property is situated close to the end of a quiet cul-de-sac that overlooks open meadows and is offered to the market chain free.

The property offers generous accommodation over three floors. The ground floor comprises a spacious formal living room with bay window, study/snug currently being used as a playroom and a perfectly zoned kitchen/dining room spanning the entire width of the house. The dining area features plantation shutters and French Doors leading onto the south facing rear garden, creating a seamless transition between inside and out, whilst the contemporary kitchen includes integrated appliances. There is also a useful utility room including a guest cloakroom.

Four bedrooms are located on the first floor, one of which features fitted wardrobes as well as a beautifully appointed en-suite shower room. A luxurious bathroom serves the other three bedrooms on this floor. The fifth & sixth bedrooms are located on the second floor, and both feature large walk-in wardrobes whilst one includes a deluxe en-suite bathroom with a bath and separate shower.

Externally, this freehold property also has the added benefit of block paved parking offering space for dual vehicles, a storm porch and side access to the south facing garden, which features a patio, area laid to lawn and direct access to the garage.

Location is always key and it is no exception here as The Acres is an impressive development of beautifully designed and well-crafted family homes. It is close to 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.











JAMES DEANE
ESTATE AGENTS



- No Onward Chain
- Quiet Cul-de-Sac Location
- One of Only Seven Properties Built to this Design across the Development
- Six Bedrooms Including Two Ensuite
- Contemporary & Stylish Kitchen/Diner with Integrated Appliances
- Elegant Living Room with Bay Window
- Study
- Utility Room/Cloakroom
- Garage & Private Driveway
- Close to Local Amenities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	93
(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	

Internal Area: 2089.00 sq ft

Tenure: Freehold

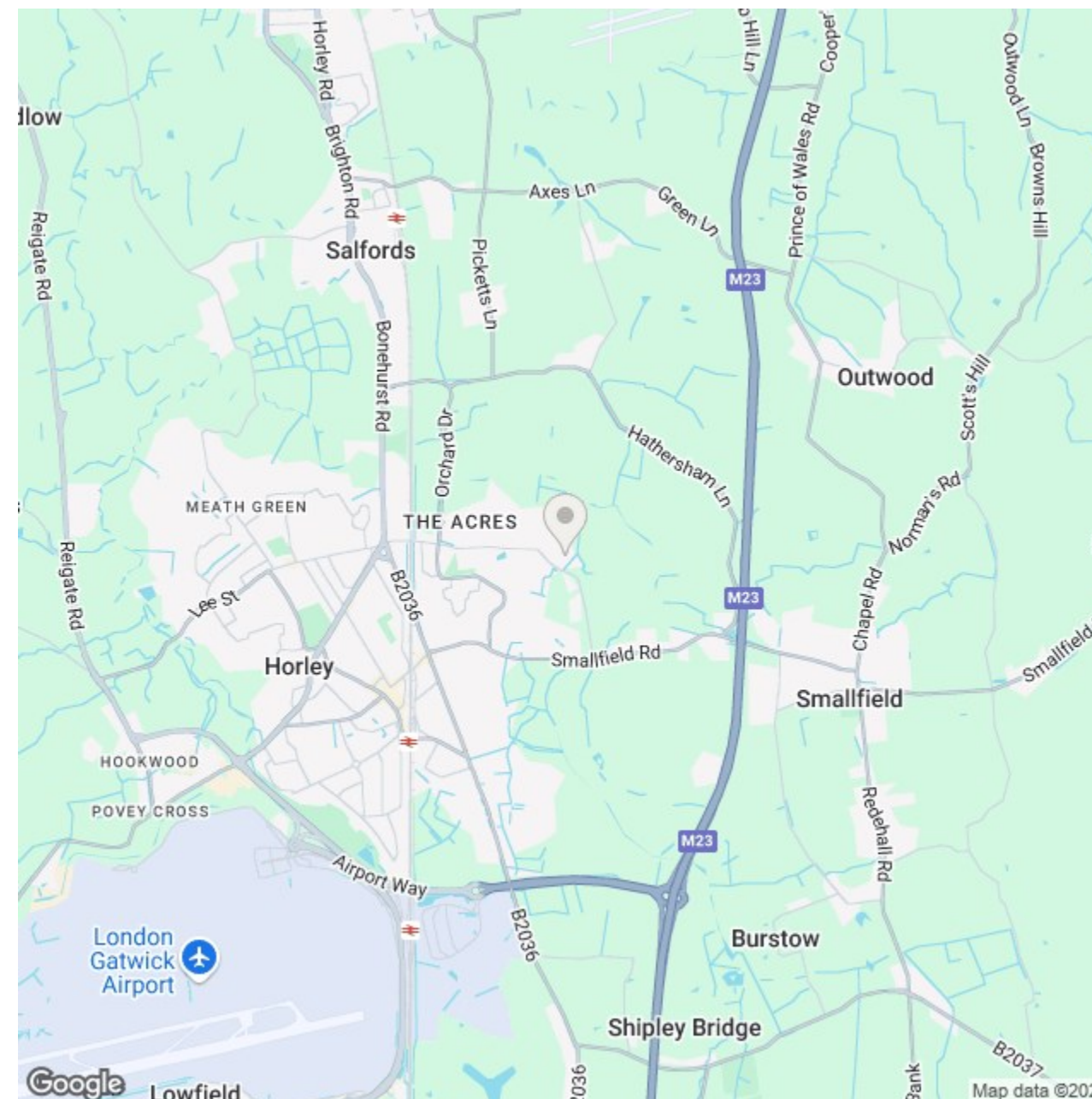
Local Authority: Reigate & Banstead BC

Council Tax Band: G

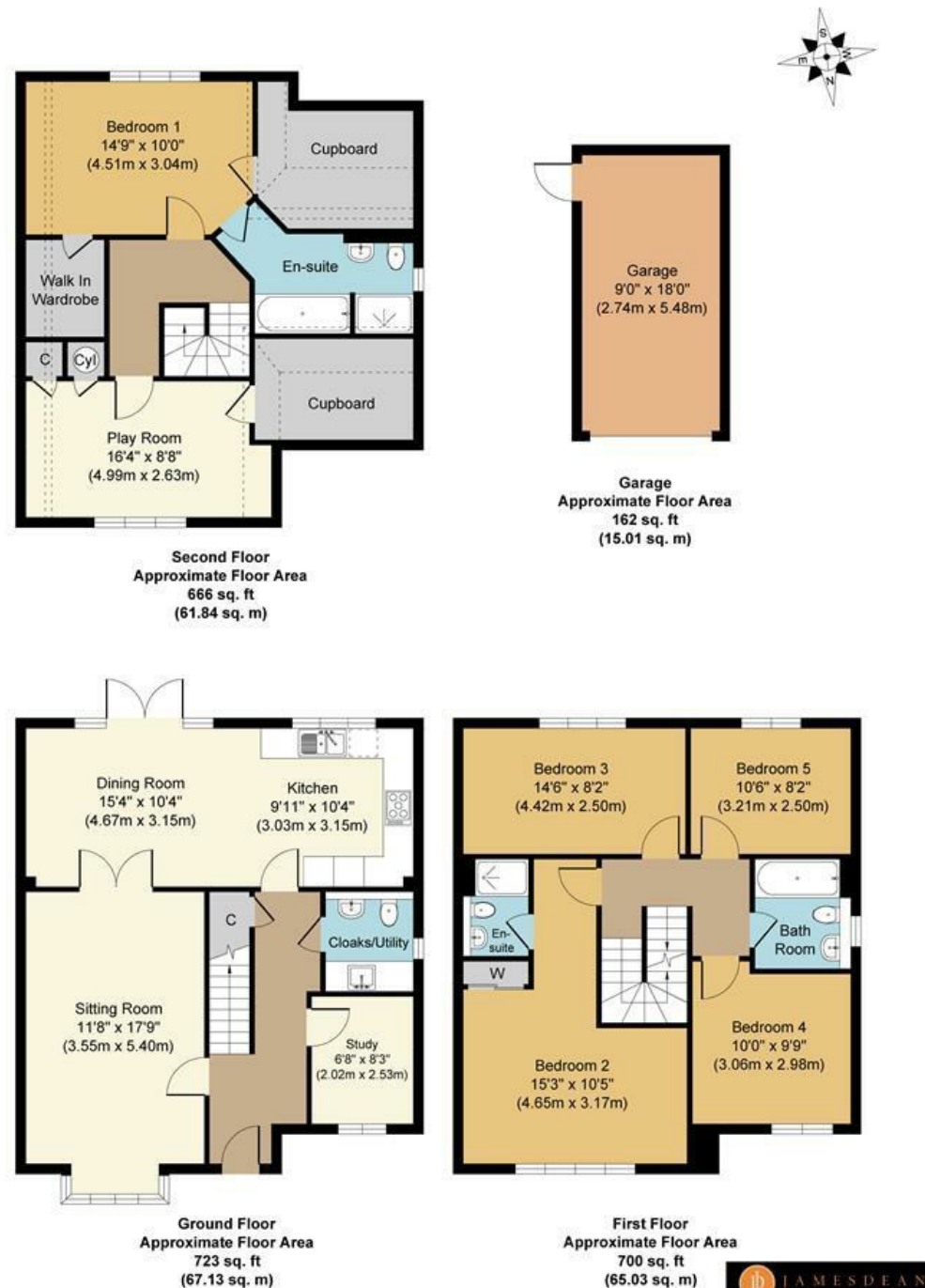
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Do you need a solicitor?
We can provide you with no obligation quotes from our panel of preferred solicitors.

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



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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