



19 Grassmere, Horley, Surrey, RH6 9UG

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This end of terrace home is situated in a quiet cul-de-sac location. The property is ideal for first time buyers as well as investors and buyers potentially seeking to downsize within a popular residential development.

The property has been upgraded with the addition of a new boiler that is still under warranty, new immersion heater, replacement double glazing and an adapted bathroom that now offers a double walk-in shower enclosure. However, there remains scope for both cosmetic upgrade and further modernisation, offering new owners the perfect opportunity to put their own stamp on the property.



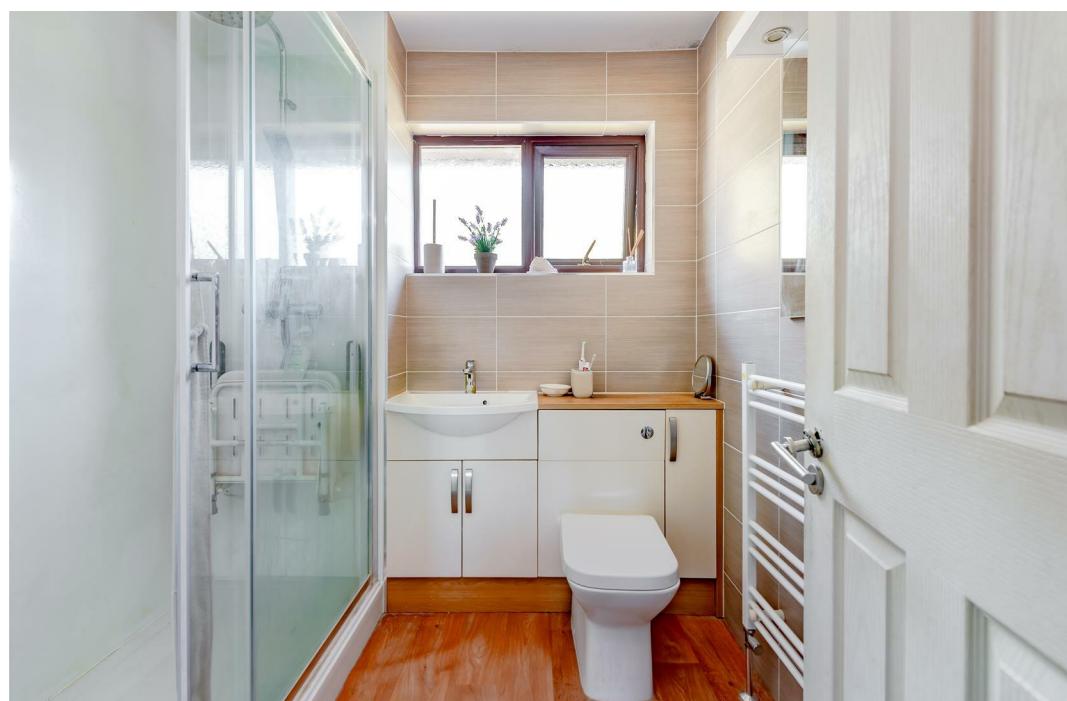
The ground floor accommodation features an entrance hall leading onto a dual aspect living room with integrated storage cupboard. To the rear is a separate dining room with patio door access outside and a kitchen that features cream cabinetry, splashback tiling and an integrated ceramic hob and oven.

The upper floor includes two double bedrooms, a large single bedroom, bathroom and loft storage. All of the bedrooms feature integrated storage whilst the bathroom includes floor to ceiling tiling, a double walk-in shower enclosure and under sink storage.

Externally, the property features a storm porch, an attractive front garden and a private rear garden including a patio area, area laid to lawn and side access. There is also a garage en bloc.

Location is always key and it is no exception here as the property is walking distance to the bustling town of Horley, which offers residents an excellent mix of local amenities and great transportation links. The mainline station provides fast services to London and the south coast, whilst Gatwick airport can be reached in 15 minutes by car.

Offers Invited £375,000



Floor plan



Grassmere, RH6
Approx. Gross Internal Floor Area 829 sq. ft / 77.01 sq. m

Whilst every effort 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 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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TENURE: Freehold
Council Tax Band: D

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Energy Efficiency Rating		
	Current	Prospective
Very energy efficient - lower running costs (92 plus)	A	88
(81-91)	B	
(70-80)	C	71
(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	Prospective
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	

Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.

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