



5 White Close, Horley, RH6 8GE

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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

This attractive semi-detached property is presented in show home condition and situated in a quiet cul-de-sac on the outskirts of Westvale Park.

The property was built by Fabrica in 2017. The thoughtful design process has ensured the development exudes a close-knit neighbourhood feel and sense of community. The property is still under NHBC warranty and includes solar panels.

The ground floor accommodation features an entrance hall and cloakroom that leads into a contemporary open plan living space. The deluxe kitchen features a gas hob, integrated



oven, fridge freezer and dishwasher. The lounge/diner includes additional storage and enjoys a views of the garden, which is accessed via French Doors onto the patio. Upstairs includes two double bedrooms, bathroom and loft storage. The master bedroom includes, fitted wardrobes and an en suite shower room . This theme is replicated in the bathroom, which has a white suite, part tiled wall and downlighting.

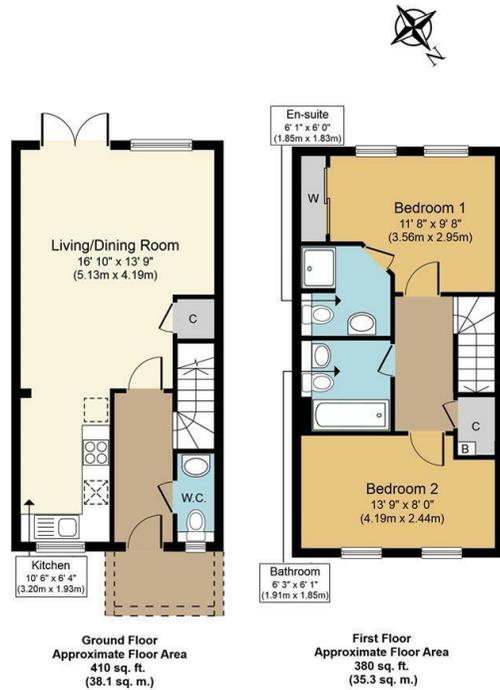
Externally, the property is approached by a paved footpath with front garden and storm porch. The private rear garden is mainly laid to lawn with a patio and rear access to the garage and parking beyond.

Location is always key and is no exception here with nature on your doorstep. Westvale Park is an impressive development of beautifully designed and well-crafted family homes. The property is a short distance from the thriving towns of Reigate and Horley, which offer residents a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and Horley mainline railway provides fast services to London and the south coast.

Offers In The Region Of £399,950



Floor plan



White Close, RH6



Approx. Gross Internal Floor Area 790 sq. ft. (73.4 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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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	85	87

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: D

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