



**7 Charm Close, Horley, RH6 8DG
Offers In The Region Of £600,000**



JAMES DEANE
ESTATE AGENTS

This attractive detached family home is situated at the end of a quiet cul-de-sac and is offered to the market with NO ONWARD CHAIN. The property has previously been extended and stylishly upgraded to a high finish and specification. The property offers generous accommodation including a wonderful open plan living/dining/kitchen area, second reception, utility room and five bedrooms including two ensuite. Externally, the property comes with front and rear gardens, blocked paved driveway with parking for multiple vehicles and a separate garage.





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

This impressive, detached family home has previously been extended and stylishly upgraded. The property is situated in a quiet cul-de-sac, offering seclusion and privacy, and is offered to the market with NO FORWARD CHAIN.

The property offers generous accommodation over two floors. The ground floor features an abundance of reception space, comprising a perfectly zoned open plan kitchen/dining/living room spanning the entire width of the house. The kitchen features contemporary dark grey gloss cabinetry, a range cooker, integrated appliances and twin skylights, whilst the dual aspect living room area features plenty of natural light via a combination of floor to ceiling and Velux windows as well as patio doors leading out to the garden creating a seamless transition between inside and out. There is also a useful utility room, separate study or snug and a downstairs bedroom with ensuite shower room.

Upstairs is accessed via a solid oak staircase with glass balustrades. Four bedrooms are located on the first floor, all of which feature fitted wardrobes with one also including a beautifully appointed ensuite shower room. A luxurious bathroom with decorative floor to ceiling tiling serves the other three bedrooms on this floor.

Externally, this freehold property also has the added benefit of a front garden with block paved parking offering space for multiples vehicles and a large garage. There is side access to the garden, which features a patio, area laid to lawn and a hot tub.

Location is always key and it is no exception here as this property falls within the catchment area for several schools and is walking distance of 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.











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- NO ONWARD CHAIN
- Extended Detached Family Home
- Quiet Cul-De-Sac Location
- Five Bedrooms including Two Ensuite Shower Rooms
- Spacious Open Plan Kitchen/Dining/Living Room
- Separate Study
- Kitchen with Integrated Appliances
- Luxurious Family Bathroom
- Detached Garage & Block Paved Driveway
- Private Rear Garden with Patio & Hot Tub



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	

Internal Area: 1916.00 sq ft

Tenure: Freehold

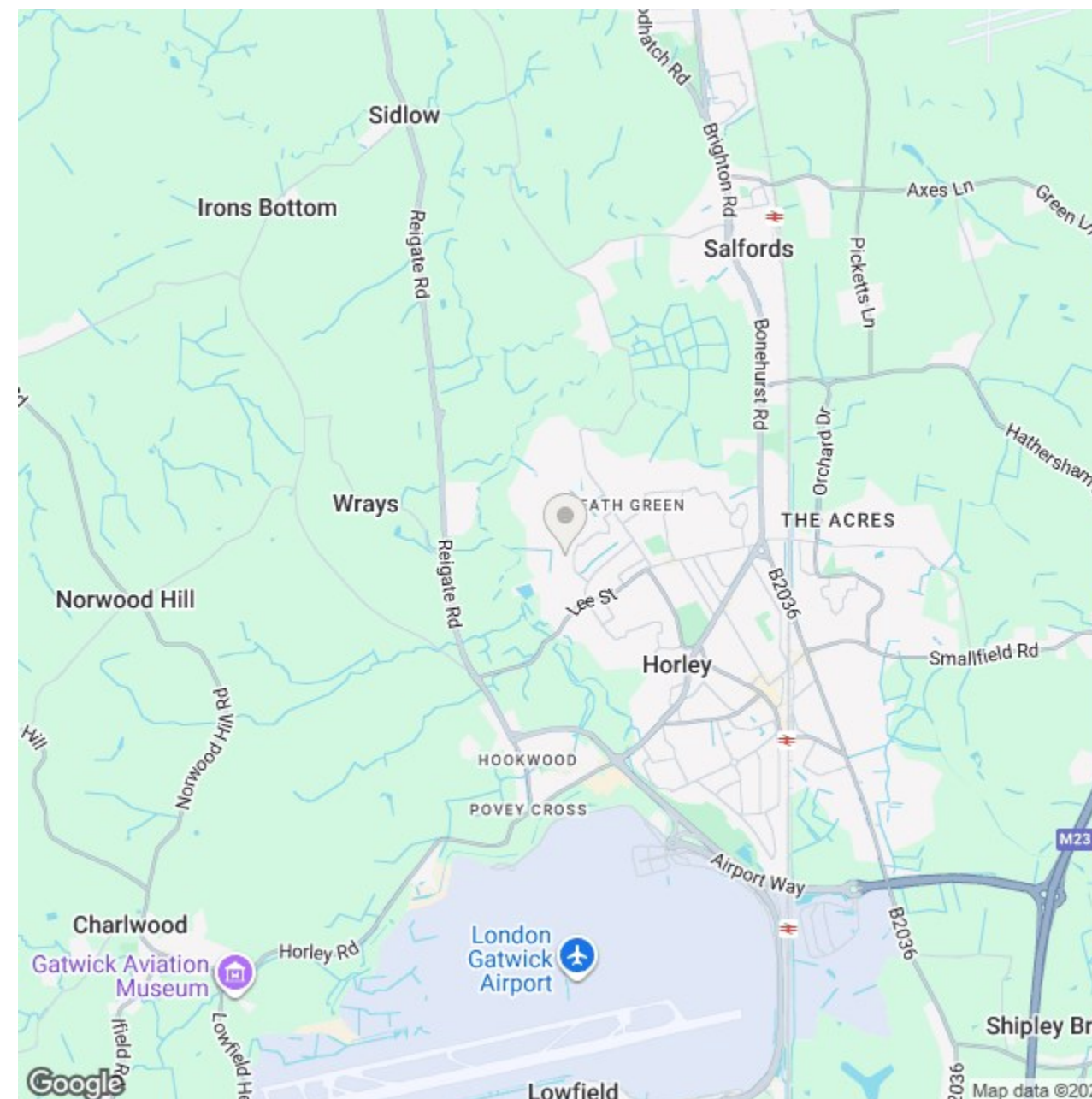
Local Authority: Reigate and Banstead

Council Tax Band: E

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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



Charm Close, RH6

Approx. Gross Internal Floor Area 1916 sq. ft / 178.00 sq. m
(Exclude Garage)

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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