



26 Whittaker Drive, Horley, Surrey, RH6 9TN  
[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



This impressive family home is tucked away in a quiet cul-de-sac location and offers versatile accommodation laid out over three floors.

The presentation is excellent with the property offering a high finish and specification having been upgraded by the current owners. The improvement include the installation of new internal doors, the addition of an illuminated stairwell and a deluxe new kitchen. The kitchen features porcelain floor tiles, underfloor heating, range cooker, breakfast bar, quartz worktops, gloss cabinetry, stylish lighting and integrated appliances including fridge/freezer, dishwasher, microwave and washing machine.

There is a wonderful flow to the downstairs layout as the kitchen connects to the spacious triple aspect lounge/diner with both rooms providing direct access to the outside patio. The ground floor is completed



by a generous entrance hall with storage and a guest cloakroom.

On the first floor are three double bedrooms and a family bathroom. The dual aspect master bedroom includes integrated wardrobes and a stylish ensuite with double shower enclosure, whilst one of the bedrooms has been set up as a snug and could equally be used as a home office. The upper floor consists of two further double bedrooms including a further ensuite.

There is plenty of internal storage and the property also boasts a double garage to the rear, parking to both the front and rear and a private rear garden with side access. The garden includes a large Indian sandstone patio area, an artificial lawn ensuring use all year round, brick boundary wall, external lighting and a footpath leading to the garages.

The Acres is an impressive development of beautifully designed and well-crafted family homes. It is close to the thriving 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 railway is within walking distance.



Offers In Excess Of £700,000



# Floor plan



| Energy Efficiency Rating                                 |         |
|--|---------|
|  | Current |
| Very energy efficient - lower running costs<br>(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 <sub>2</sub> ) Rating                               |         |
|--|---------|
|  | Current |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(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<sub>2</sub> emissions

**England & Wales** EU Directive 2002/91/EC

TENURE: Freehold  
Council Tax Band: G

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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.