



**4. Haine Close, Horley, RH6 9SU  
Offers In Excess Of £700,000**



JAMES DEANE  
ESTATE AGENTS

An immaculately presented detached family home by David Wilson of the Cornwell design. Located in a sought after location on The Acres development occupying a corner plot, adjacent to open park land with a modern and contemporary interior.





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

An immaculately presented detached family home by David Wilson of the Cornwell design. Located in a sought after location on The Acres development occupying a corner plot, adjacent to open park land with a modern and contemporary interior.

With a spacious bright and airy entrance hall with the bonus of a cloakroom and hallway storage. Set off to the left is a good sized dual aspect lounge. To the right is a well appointed dual aspect kitchen/diner, which is the real social space of this home. There is a large boxed bay window with double doors opening out to the rear garden. The kitchen has high gloss cream wall and base units, integrated appliances, tiled splash back, down lighting and the added bonus of a centre island with seating. The utility room is accessed from the rear of the kitchen and has space for a washing machine and tumble dryer and door to the side and the parking.

On the first floor there are four bedrooms of which three of them are doubles and a good sized single. The main bedroom comes with a modern ensuite shower room and, in addition, there is a stylish family bathroom with white suite, part tiling to the walls and downlighting.

To the rear is an attractive rear garden with a covered entertaining area that stretches the width of the house. A gate provides access to an Astro turfed lawned area with raised sleeper flower borders and side access leading to the attached garage with parking set to the front with EV charging point.

The Acres is an impressive development of beautifully designed and well-crafted family homes. It is walking distance of 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 station provides fast services to London and the south coast.









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- Sought after location
- Corwell design by David Wilson
- Kitchen/Diner
- Utility Room & Cloakroom
- 4 Bedrooms
- En suite & Family Bathroom
- Covered garden entertaining area
- Part walled Garden
- Detached Garage & Parking
- Adjacent to open parkland



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Internal Area: 1577.00 sq ft**

**Tenure: Freehold**

**Local Authority: Reigate and Banstead**

**Council Tax Band:**

**Do you have a property to sell?**

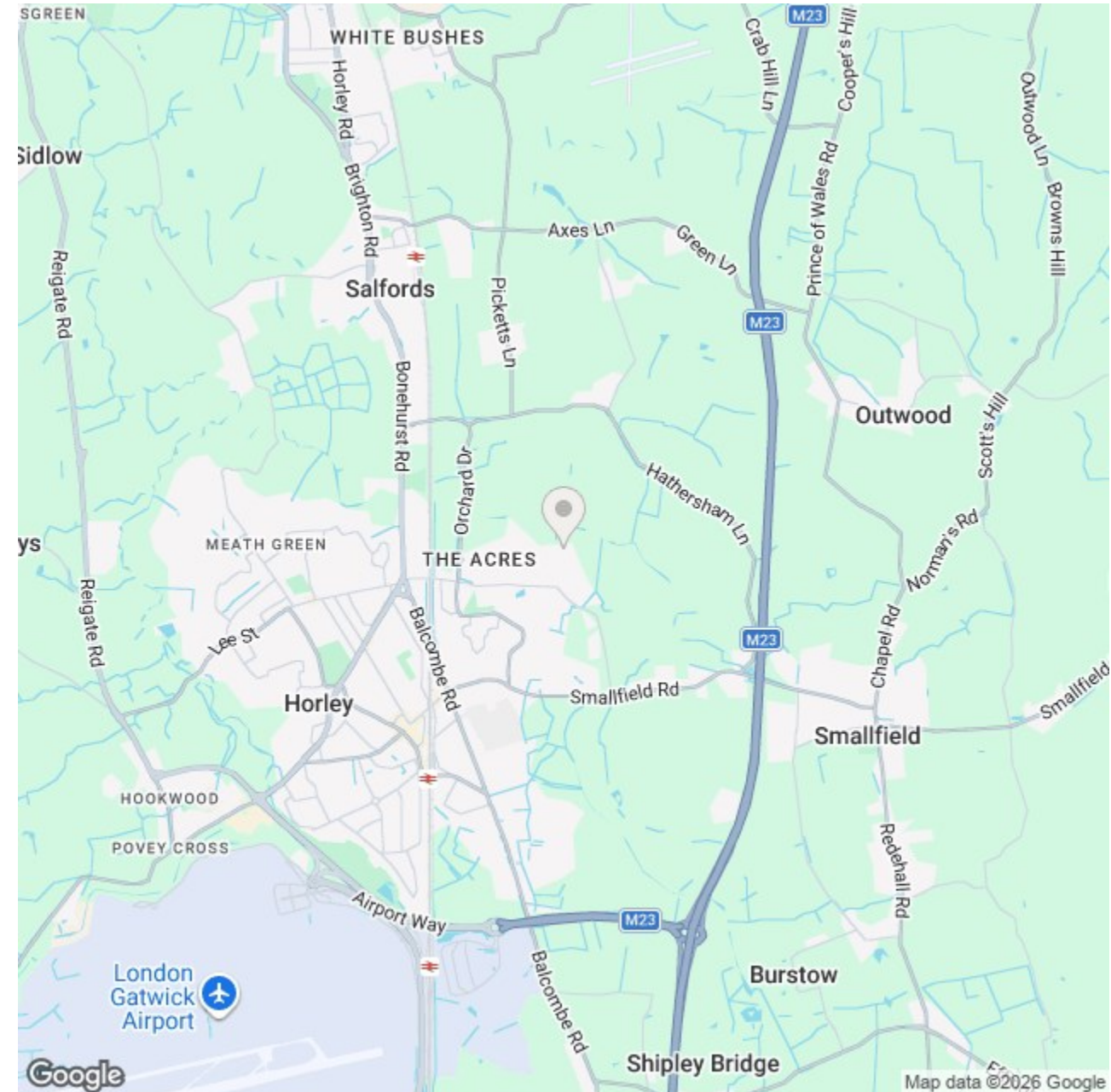
**If so we can provide you with a free market appraisal.**

**Do you need a solicitor?**

**We can provide you with no obligation quotes from our panel of preferred solicitors.**

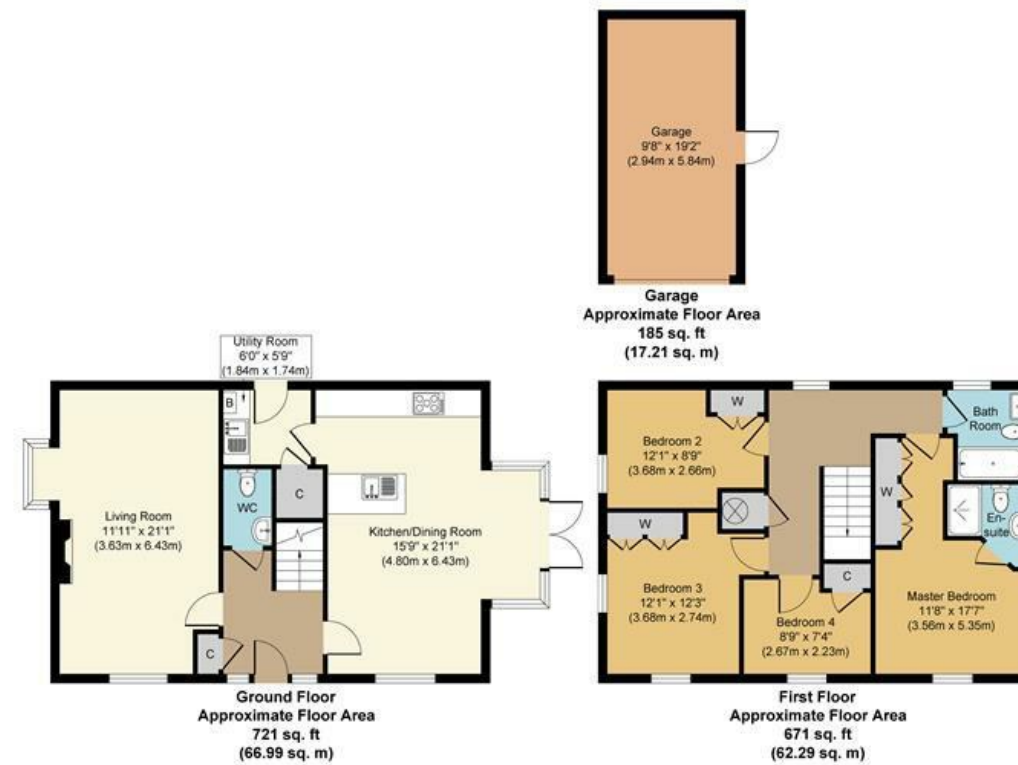
**Do you need a mortgage?**

**We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.**



# 4. Haine Close, Horley, RH6 9SU

## FLOOR PLAN



### Haine Close, RH6 Approx. Gross Internal Floor Area 1577 sq. ft / 146.49 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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