



17 Apsley Road, Horley, RH6 9RX
Guide Price £795,000



JAMES DEAN

ESTATE AGENTS

This exceptional property has been stylishly refurbished throughout offering a high finish and specification. The property features five bedrooms, two ensuite, ample reception space, deluxe office, landscaped garden with sauna and home gym. VENDOR SUITED.





This executive detached family home occupies a quiet corner within the development adjacent to Langshott Woods. It is a superb extended property still under warranty and offers generous accommodation laid out over three floors including five bedrooms, two ensuite, and ample reception space.

The property has been imaginatively and stylishly upgraded. The impressive presentation, specification and finish reflects the innovative design and attention to detail by the current vendors who are suited having secured their onward purchase.

The significant upgrades include but are not limited to the following.

- Continuous Amtico flooring downstairs including the home office.
- Underfloor heating throughout downstairs as well as the provision of Smart Heating
- Ground floor extension and installation of a stunning new kitchen in 2018 including sky lantern, granite worktops, an array of integrated appliances and bi-fold doors leading outdoors.
- Addition of utility room with separate access to garage conversion in 2020 to create a stunning dual aspect home office with bespoke storage, oak staircase, glass balustrades and Velux roof balconies.
- Landscaped garden including mood lighting, raised patio and fully equipped gym with sauna and external shower.
- New resin footpath to the property.
- Solar Panels.
- Installation of plantation shutters throughout
- Adaptation of master ensuite to create a stylish, contemporary wet room.
- Chrome fixtures and fittings.
- Deluxe open plan snug creating a wonderful entertaining space with recessed TV and feature fireplace.
- LED lighting throughout.

The Acres is an impressive development of beautifully designed and well-crafted family homes. It is within the catchment area for several schools and 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 station is within walking distance









- Vendor Suited
- Stylishly Extended and Refurbished
- Brand New Kitchen with Granite Worktop, Bi-Fold Doors and Integrated Appliances
- Open Plan Snug with Recessed TV and Feature Fireplace
- Elegant Living Room with Bay Window & Feature Fireplace
- Five Bedrooms
- Two Ensuite
- Stunning Home Office with Velux Balconies
- Landscaped Garden with Sunken Hot Tub, Sauna and Home Gym
- Close to Local Amenities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	86	93
(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: 2389.00 sq ft

Tenure: Freehold

Local Authority: Reigate & Banstead BC

Council Tax Band: G

Do you have a property to sell?

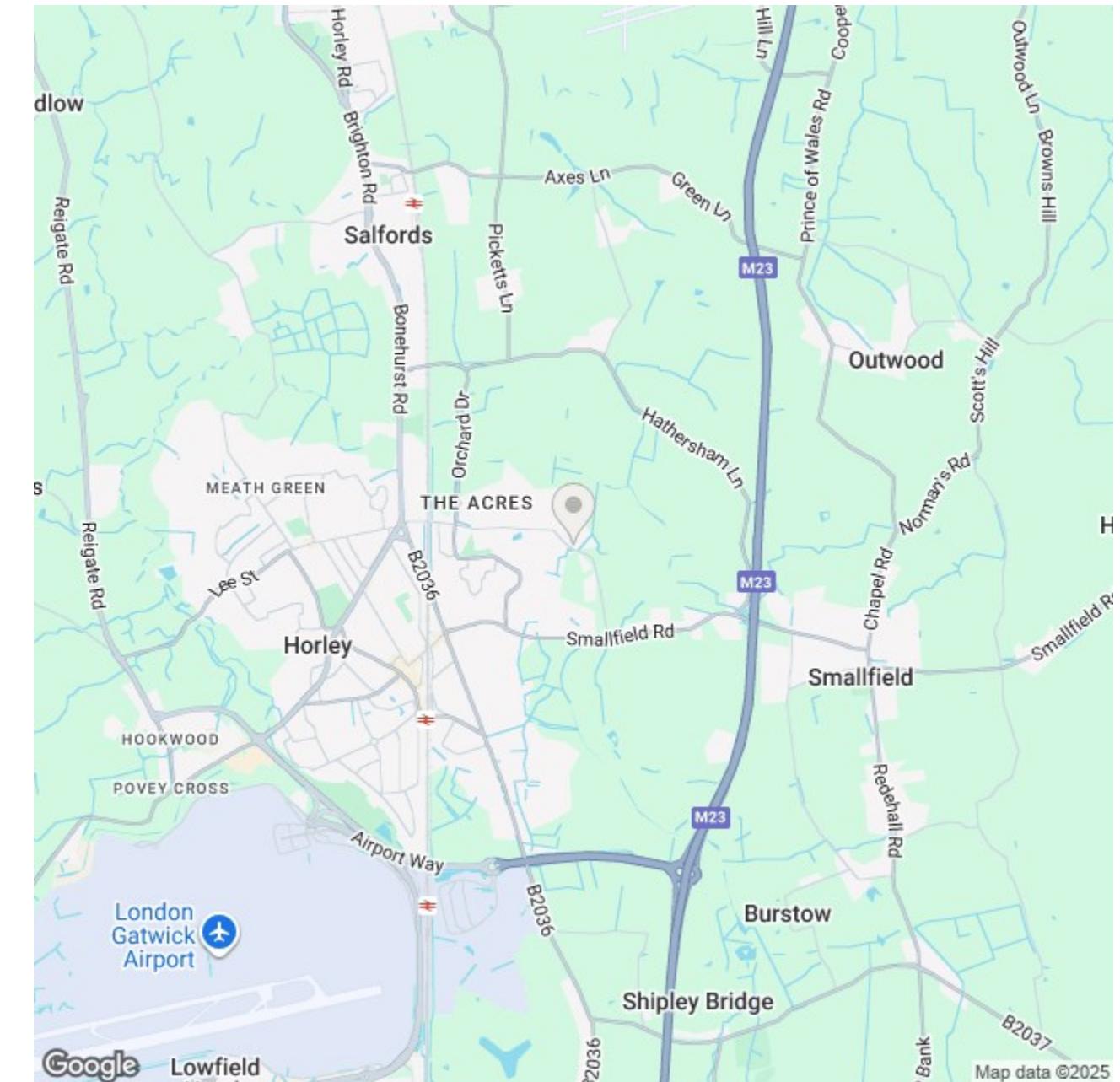
If so we can provide you with a free market appraisal.

Do you need a solicitor?

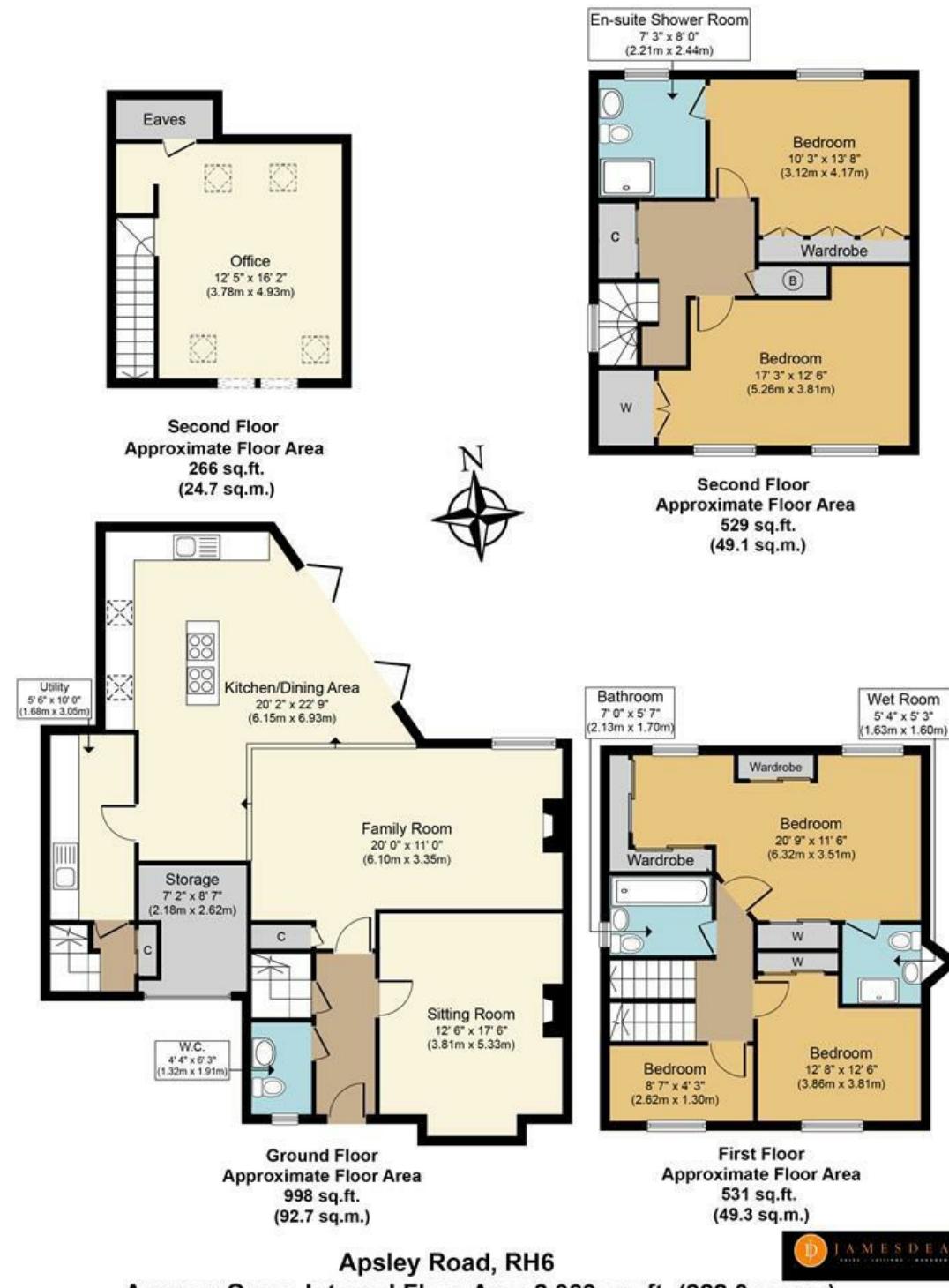
We can provide you with no obligation quotes from our panel of preferred solicitors.

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.



FLOOR PLAN



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

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T: 01293 784411 F: 01293 784422
E: info@jamesdeanproperty.co.uk

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.