



2 Little Meadow, Horley, RH6 9FL

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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

Little Meadow forms a select development of 8 properties situated in a quiet cul-de-sac with a pleasant aspect overlooking a protected meadow. This attractive four-bed family home offers a perfect blend of modern living and spacious comfort and is offered to the market with NO ONWARD CHAIN.

The ground floor accommodation features an entrance hall, a spacious and elegant lounge/diner and open plan conservatory with French Doors that access the rear garden. The stylish, contemporary kitchen offers white gloss units, a gas hob and integrated appliances including oven, dish washer, fridge/freezer and washing machine. The ground floor is completed by a guest cloakroom, a cupboard off the hallway and understairs storage in the living room.



On the first floor is a double bedroom with ensuite, a second double bedroom, single bedroom and family bathroom. The second floor consists of an impressive master suite with fitted wardrobes that also includes an ensuite bathroom and separate dressing room.

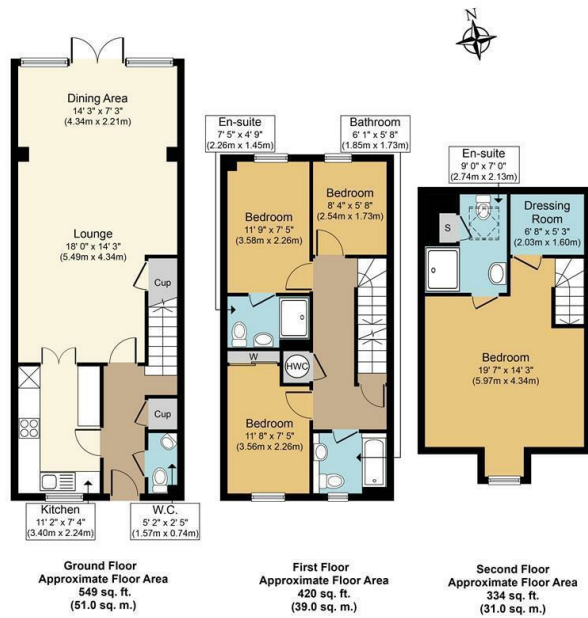
Externally the property boasts a private driveway and single garage with up and over door, power and lighting. There is side access from the garage to the rear garden, which features a patio and area laid to lawn.

Location is always key and it is no exception here. It is only a short walk from a play area, open countryside and riverside walk. Little Meadow is an impressive development of beautifully designed and well-crafted family homes. It is close to 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 railway is within walking distance.

Asking Price £535,000



Floor plan



Little Meadow, RH6

Approx. Gross Internal Total Floor Area 1,302 sq. ft. (121.0 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. 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
79	84
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

TENURE: Freehold
Council Tax Band: E

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