



**4 Harvestside, Horley, RH6 9UH**  
**Asking Price £500,000**



JAMES DEANE  
ESTATE AGENTS

This attractive detached bungalow is offered to market chain free and ideal for those seeking single storey living in an ideal residential location close to town and local amenities. The property is well presented throughout and occupies a private and secluded plot.





# JAMES DEANE

E S T A T E A G E N T S

This attractive home represents a rare opportunity to secure a detached bungalow in a sought-after location that is offered to market CHAIN FREE. Situated in a quiet cul-de-sac, this bungalow is not just a home; it is a lifestyle choice, offering the perfect blend of comfort and convenience.

The accommodation consists of an entrance hall with storage provision and loft access, which is partially boarded. To the rear is the kitchen and open plan lounge/diner. The kitchen features cream cabinetry, decorative splashback tiling and integrated appliances including fridge/freezer, washing machine, oven and ceramic hob. The spacious lounge/diner benefits from a feature fireplace and both rooms provide external access with French Doors to the main reception offering plenty of natural light and a vista of the garden.

To the front are two double bedrooms each with fitted storage and the layout is completed by a contemporary bathroom that includes the dual benefit of both a bath and double shower enclosure, floor to ceiling tiling, under sink storage and towel radiator.

Externally, the property includes a private driveway to the front and a garage with a vaulted ceiling and an electric up and over door, offering secure parking and extra storage options. There is a small garden with mature planting and an area laid to lawn with gated access to the secluded rear garden that features a summer house, shed with power, large patio and a low-level walled garden area. There is also parking to the rear.

Location is always key, and it is no exception here as the property is situated on Langshott, which is a popular development and residential neighbourhood. It is close to the bustling town of Horley, which offers residents a great mix of local amenities and excellent transport links. There are regular bus services to town, Gatwick is only 10 minutes away and Horley mainline railway is within walking distance and provides fast services to London and the south coast.









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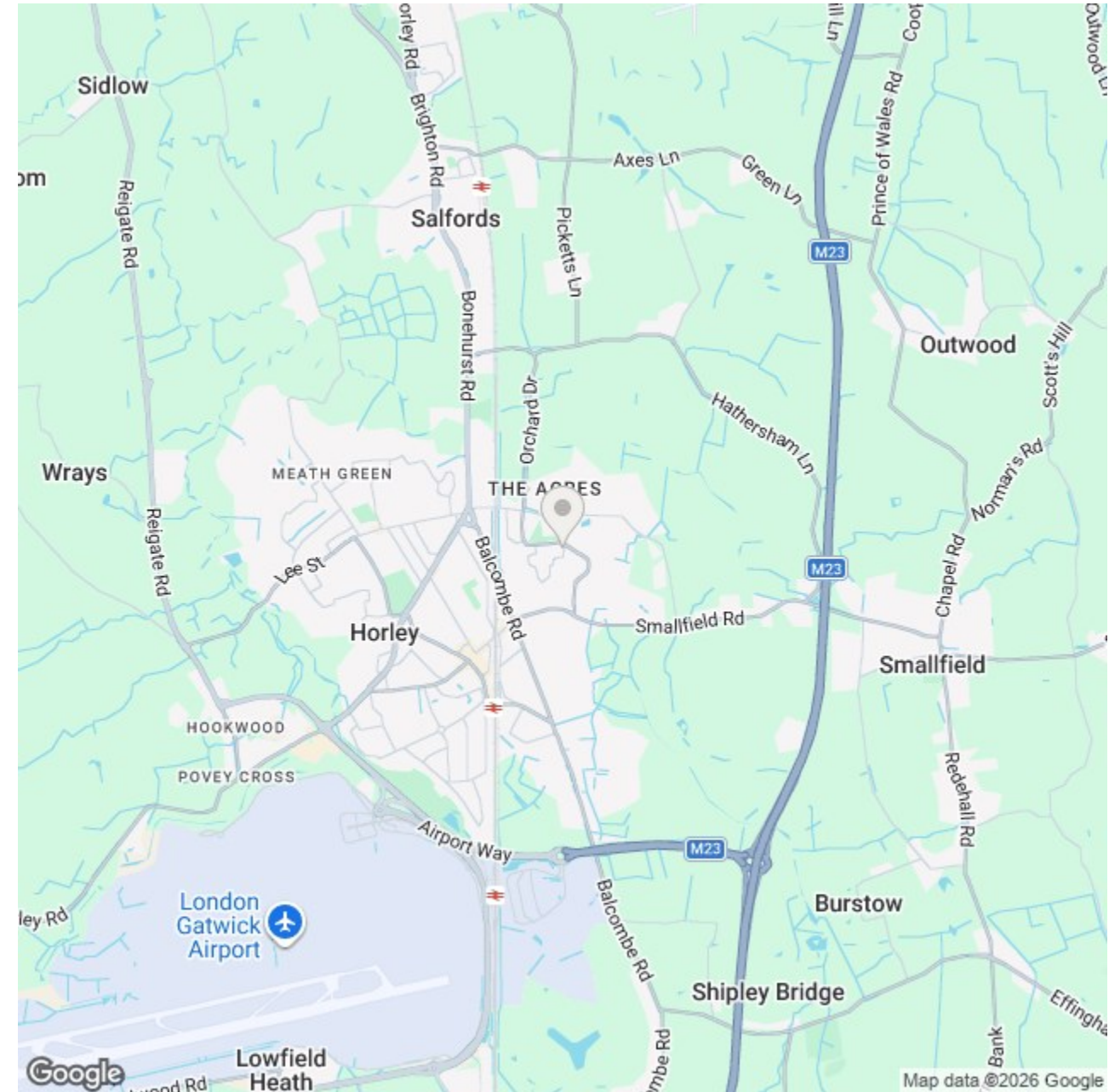


- Chain Free
- Quiet Cul-De-Sac Location
- Popular Residential Neighbourhood
- Two Double Bedrooms each with Fitted Storage
- Kitchen with Integrated Appliances
- Spacious Lounge/Diner with Feature Fireplace & French Doors to Garden
- Contemporary Bathroom with Bath & Double Walk-In Shower Enclosure
- Large Partially Boarded Loft
- Private Driveway & Garage with Electric Up & Over Door
- Front & Rear Gardens



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>		
(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>78</b>
	<b>67</b>	
<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: 770.00 sq ft**

**Tenure: Freehold**

**Local Authority: Reigate & Banstead BC**

**Council Tax Band: E**

**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.**

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## FLOOR PLAN



Harvestside, RH6  
Approx. Gross Internal Floor Area 770 sq. ft / 71.53 sq. m  
(Excluding 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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