



6 Hardy Close, Horley, Surrey, RH6 8SL

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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

This attractive link detached property is immaculately presented and conveniently situated in a quiet cul-de-sac. The property benefits from triple glazing, a combi-boiler, which is ideally located in the garage, new consumer unit, hardwired smoke detectors, new soffits, fascias and gutters and modern open plan living following the installation of a deluxe new kitchen in 2019.

The accommodation includes an entrance porch with pitched roof that also accommodates a cloakroom. The open plan living area features elegant ceramic flooring throughout, separate living and dining areas and an impressive kitchen that combines contemporary design with stylish fixtures and fittings. The kitchen design incorporates an array of grey gloss units, a teal splashback panel, composite worktops, under unit and low-level lighting, chrome sockets and integrated



appliances including induction hob, dishwasher, fridge/freezer and washing machine. Downstairs is completed by a conservatory with tiled flooring and French Doors that lead out the patio and garden.

Upstairs includes two double bedrooms, a single bedroom currently being used as a home office, family bathroom and loft storage. All the bedrooms have been attractively decorated and both double bedrooms include integrated storage. The family bathroom includes white sanitary ware, decorative tiling, and mirrored wall cabinets, whilst the loft comes equipped with loft ladder and is partially boarded.

Externally, the property is approached by a paved footpath with front garden, driveway and single garage. The private rear garden is mainly laid to lawn with an Indian sandstone patio and offers direct access to the garage.

Location is always key and is no exception here. The property is a short distance from the thriving town of Horley, which offer residents a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and Horley mainline railway provides fast services to London and the south coast.

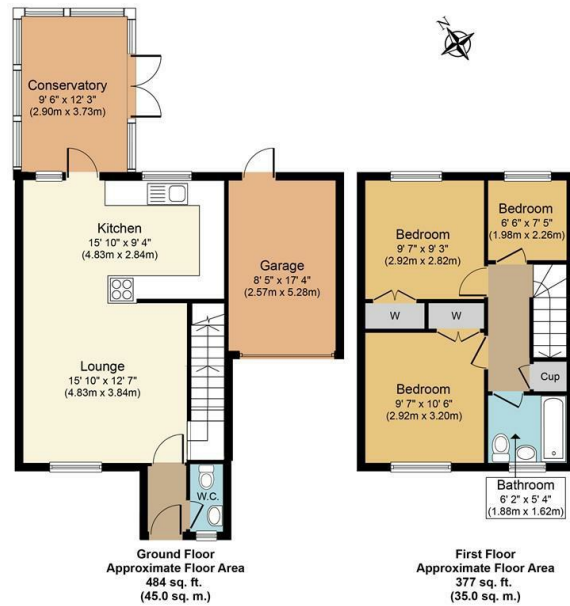
**Offers In Excess Of £425,000**







# Floor plan



Hardy Close RH6

Approx. Gross Internal Floor Area 861 sq. ft. (80.0 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. 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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| Energy Efficiency Rating  |                         |
|---|-------------------------|
| Current   | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b> | <b>86</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                       |                         |
| England & Wales   | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating  |                         |
|---|-------------------------|
| Current   | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b> | <b>86</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                       |                         |
| England & Wales   | EU Directive 2002/91/EC |

TENURE: Freehold  
Council Tax Band: D

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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.