



52 Cheyne Walk, Horley, Surrey, RH6 7NA
Asking Price £625,000



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

This attractive detached chalet bungalow is set on a generous plot and offers versatile living across two floors. Situated in a sought-after residential neighbourhood within walking distance of the town centre, the property benefits from four double bedrooms, an open plan lounge/diner, kitchen/breakfast room, shower room and wonderful external features including a gated driveway with parking for multiple vehicles, tandem garage, front and rear gardens.





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This detached chalet bungalow is situated on an impressive plot within walking distance of the town centre and mainline station. The property offers versatile accommodation over two floors and has been upgraded over recent years including the installation of new electrics, heating system and double glazing. It is offered to the market with no onward chain.

The ground floor accommodation features a large entrance hall with storage, shower room, two double bedrooms, an open plan lounge/diner and kitchen/breakfast room with direct access to the garden and veranda. The layout can easily be adapted as the property also benefits from two double bedrooms on the upper level with eaves storage as well as tandem garage, which could easily be converted to provide additional habitable living space.

The external aspects are equally attractive as the property benefits from a private, gated driveway with off road parking for multiple vehicles. The house conveniently occupies a central position within the plot and benefits from equal sized front and rear gardens. The mature rear garden is mainly laid to lawn and features a covered veranda accessed from both the kitchen and garage. To the rear of the garden is a summer house that requires upgrade and would be ideal as either a home office, workshop, studio, gym, games room or children's playroom.

This popular residential location 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 station is within walking distance and provides fast services to London and the south coast.

NO ONWARD CHAIN









J A M E S D E A N
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- No Onward Chain
- Generous Plot with Equal Sized Front & Rear Gardens
- Gated Driveway with Parking for Multiple Vehicles
- Tandem Garage
- Open Plan Lounge/Dining Room
- Kitchen/Breakfast Room
- Four Double Bedrooms
- Patio with Veranda
- Outbuilding that could be adapted and converted into a Home Office/Studio/Games Room
- Popular Residential Neighbourhood within walking distance of Town Centre



Energy Efficiency Rating		
	Current	Potential
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		
	60	68
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: 1730.00 sq ft

Tenure: Freehold

Local Authority: Reigate & Banstead BC

Council Tax Band: D

Do you have a property to sell?

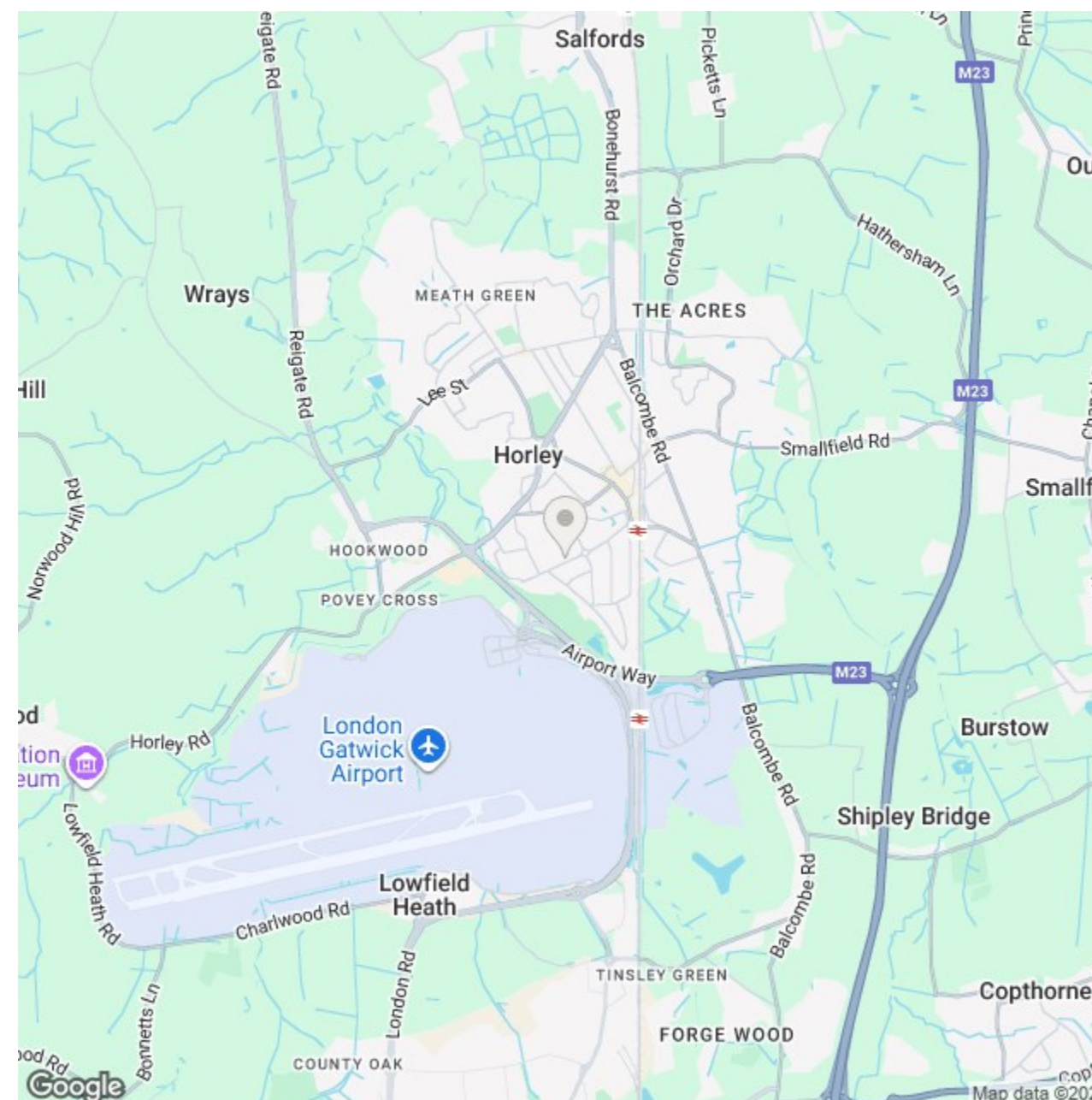
If so we can provide you with a free market appraisal.

Do you need a solicitor?

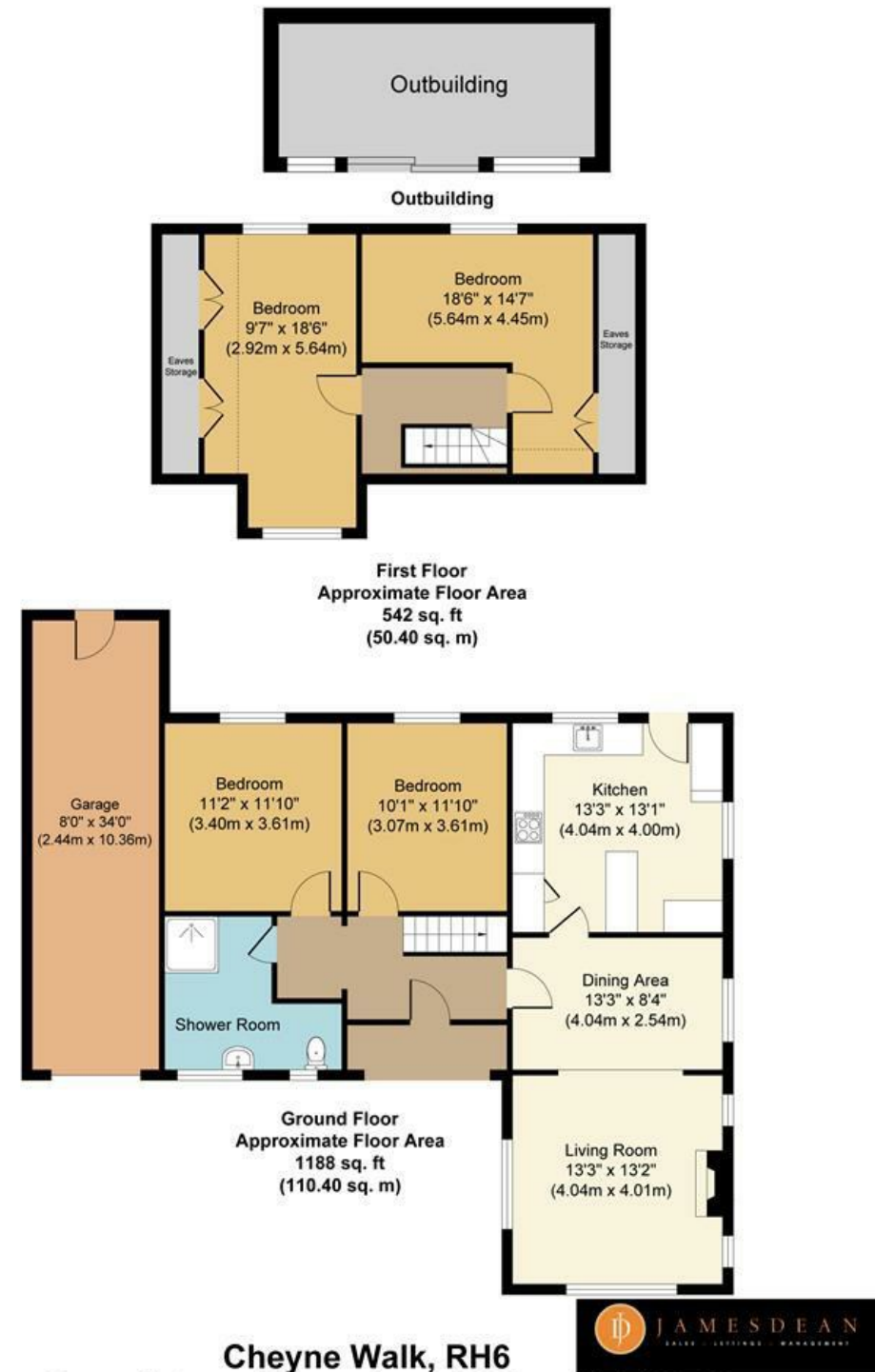
We can provide you with no obligation quotes from our panel of preferred solicitors.

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



Cheyne Walk, RH6
Approx. Gross Internal Floor Area 1730 sq. ft / 160.70 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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