86. Campbell Grove, Horley, RH6 8PN

Offers In The Region Of £650,000

JAMESDEAN

ESTATE AGENTS

A beautifully presented double fronted detached house on the ever popular Westvale development , is offered to the market with NO FORWARD CHAIN. With a contemporary and upgraded interior, good sized family garden and much more, your next home has just arrived.







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There is a spacious entrance hall, with a well appointed lounge set off to the right hand side as well as the bonus of a separate dual aspect dining room, with under stairs storage cupboard. The kitchen/diner is set across the back of the home and is the real social space of this property. With patio doors opening out to the rear garden and a number of windows, this area is flooded with natural light, making it a bright and airy space. The kitchen is finished in matching white wall and base units with a range of integrated appliances and there is a separate utility room with washing machine and tumble dryer as well as a door accessing the side to the parking and garage. There is also the added bonus of a cloakroom, set off the utility room.. The ground floor has been finished in high end wood effect flooring.

On the first floor there are four good sized bedrooms, with the main bedroom having an en suite shower room. The family bathroom has a white suite, part tiled walls, downlighting and window to the side. The bedrooms and hallway, have been finished in the same wood effect flooring as on the ground floor, bring a nice sense of continuity throughout the home.

Outside to the rear is a low maintenance garden with an extended patio, lawn area, a Duramax Woodside storage shed and access to the side. The property also benefits from a detached garage with power and parking set to the front of the garage. There is also added benefit of a Tesla solar battery storage facility installed in June 2026.

























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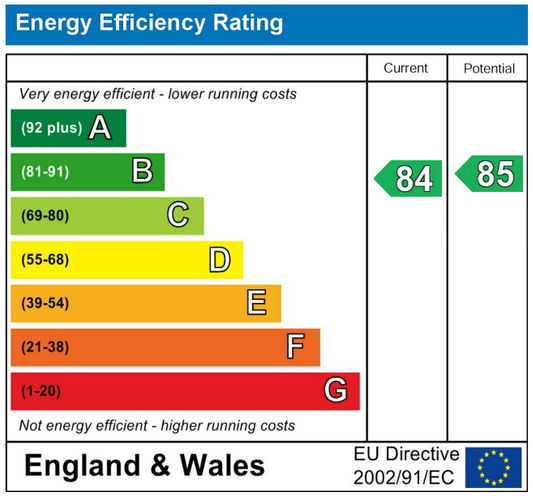
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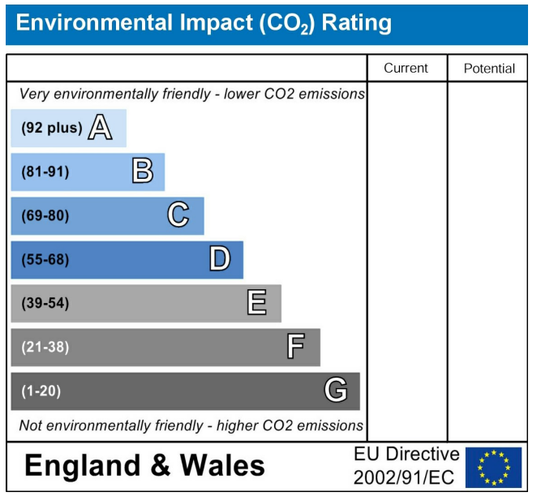


- Popular Westvale development
- Double Fronted
- 2 Receptions
- Kitchen/Diner
- Utility & Cloakroom
- 4 Bedrooms
- En Suite & Family Bathroom
- Garage and Parking
- Solar panels with Tesla storage
- NO FORWARD CHAIN

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Internal Area: 1216.00 sq ft

Tenure: Freehold

Local Authority: Reigate and Banstead

Council Tax Band: F

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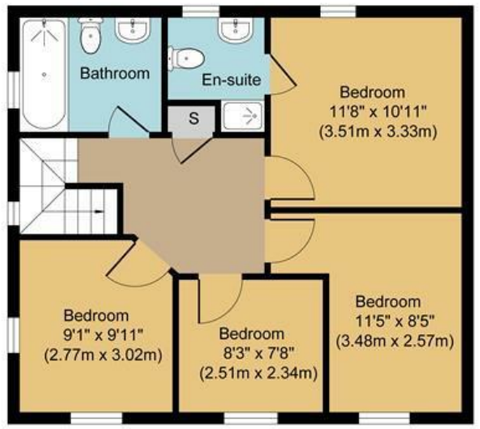
Do you need a solicitor?
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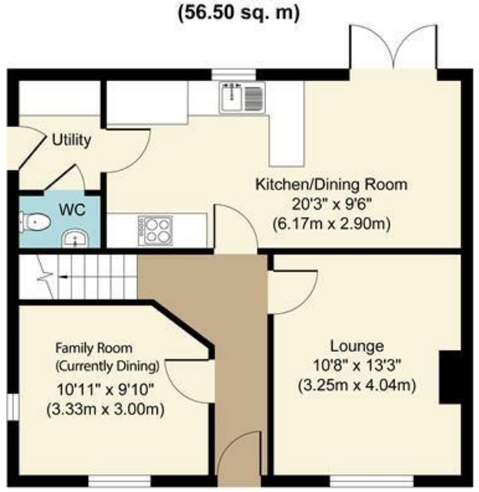


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FLOOR PLAN



First Floor
Approximate Floor Area
608 sq. ft
(56.50 sq. m)



Ground Floor
Approximate Floor Area
608 sq. ft
(56.50 sq. m)

Campbell Grove, RH6
Approx. Gross Internal Floor Area 1,216 sq. ft / 113.00 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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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.