



14 Charm Close, Horley, RH6 8DG

www.jamesdeanproperty.co.uk



JAMES DEANE
ESTATE AGENTS

This attractive family home is situated in a quiet cul-de-sac in a popular residential neighbourhood in the Meath Green area of town. The property has been well maintained and is offered to the market with No ONWARD CHAIN.

The accommodation includes an entrance hall that leads into an elegant, dual aspect living room that spans the entire length of the house. This is replicated by the kitchen/diner, which provides direct access to the garden via patio doors, creating a seamless transition between inside and out. Both rooms feature wood effect flooring, and the kitchen features wooden cabinetry, decorative splashback tiling, integrated oven and gas hob.



Upstairs consists of three good sized bedrooms and a modern family bathroom. The main bedroom features integrated wardrobes, whilst the second bedroom has been equipped for use as a home office with a range of fitted cabinetry. The contemporary bathroom benefits from stylish floor to ceiling tiling, white sanitary ware and under sink storage.

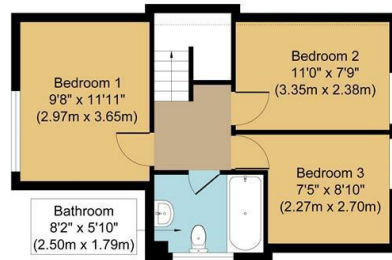
The external aspects are particularly impressive. To the front of the property is an enclosed garden mainly laid to lawn, and the rear garden includes a patio area, further area laid to lawn and mature fruit trees as well as providing direct access to the garage. In addition to the garage, there is off road parking for multiple vehicles.

Location is always key and it is no exception here as this property falls within the catchment area for several schools and is nearby 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 provides fast services to London and the south coast.

Offers In Excess Of £450,000



Floor plan



First Floor
Approximate Floor Area
420 sq. ft
(39.02 sq. m)

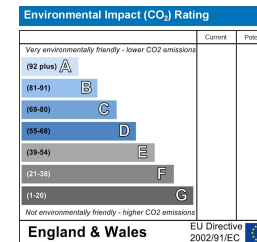
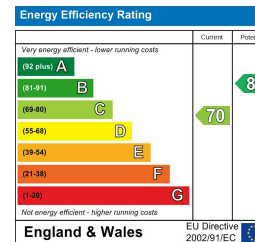


Ground Floor
Approximate Floor Area
494 sq. ft
(45.91 sq. m)

Charm Close, RH6
Approx. Gross Internal Floor Area 914 sq. ft / 84.93 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.

Copyright Property Portraits | www.propertyportraits.co.uk



TENURE: Freehold
Council Tax Band: E

www.jamesdeanproperty.co.uk

JAMES DEAN
ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE
T: 01737 242331 F: 01737 243481
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
T: 01293 784411 F: 01293 784422
E: info@jamesdeanproperty.co.uk

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.