



**64 Brookfield Drive, Horley, RH6 9NX**  
**Offers In Excess Of £800,000**





# JAMES DEANE

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

A fine example of a double fronted three storey family home, located on the popular Acres development. Versatile accommodation, perfect for a growing family and presented to a high standard by the current owners. Surrounded by open parkland and Langshott woods on your door stop, what more could you ask for.





Located on the popular Acres development this beautifully presented double fronted detached family home combines spacious comfort with modern living. The accommodation is set over three floors and situated in a secluded position. Offering a high finish and specification, the property comes with the added bonus of being CHAIN FREE.

There is a spacious entrance hall as well as cloakroom and hallway storage cupboard. The well appointed dual aspect lounge has wood flooring as well as double patio doors opening out to the rear garden. The study is set to the front and could equally be used as a snug, games room or studio while the dual aspect kitchen/diner is the real heart of this house. It features matching wall and base units, integrated appliances and a separate utility room with additional worktop space and storage.

On the first floor is a large main bedroom with separate dressing area, a range of built in wardrobes and an equally spacious ensuite bathroom. In addition, there are two further bedrooms, one of which has an ensuite shower room. The first floor is completed by the family bathroom. On the second floor are two further double bedrooms and an additional shower room, representing a perfect space for either teenagers or people that work from home.

Outside to the rear is a larger than average garden for the development with paved seating areas, lawn, well stocked flower borders and rear access. There is a detached double garage with light and power as well as off road parking.

Location is always key and is no exception here with nature on your doorstep. The Acres is an impressive development of beautifully designed and well-crafted family homes. It is a short distance from the bustling town of Horley, which offer residents a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and the mainline station provides fast services to London and the south coast.









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- Popular Acres Development
- 2 Receptions
- Spacious Kitchen/Diner
- Cloakroom
- 5 Bedrooms
- 2 Bathrooms & 2 En Suites
- En suite & dressing room to main bedroom
- Larger than average rear garden
- Double garage and parking
- NO FORWARD CHAIN



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>80</b>	<b>88</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: 1919.00 sq ft**

**Tenure: Freehold**

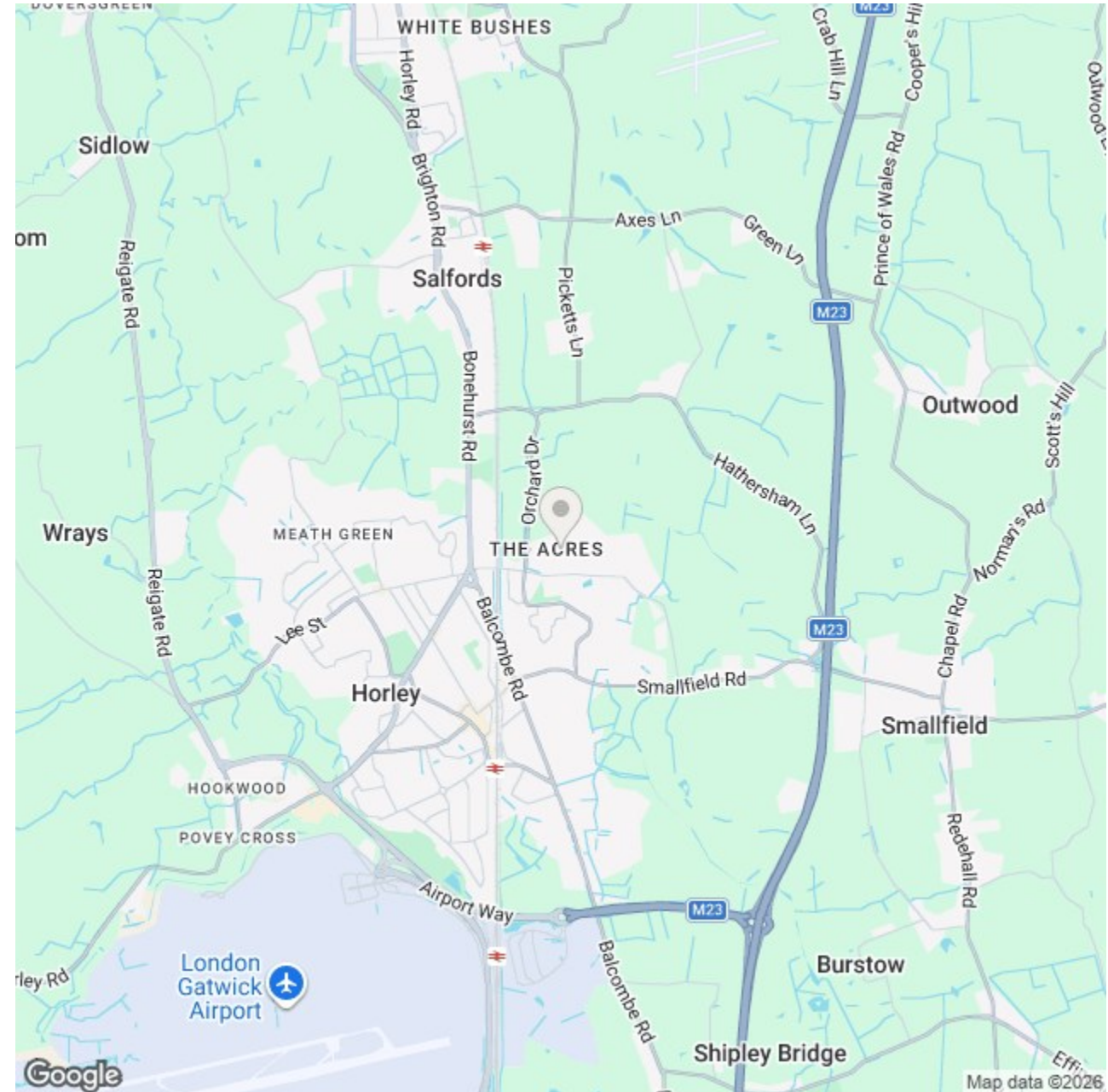
**Local Authority: Reigate and BAnstead**

**Council Tax Band: G**

**Do you have a property to sell?  
If so we can provide you with a free market appraisal.**

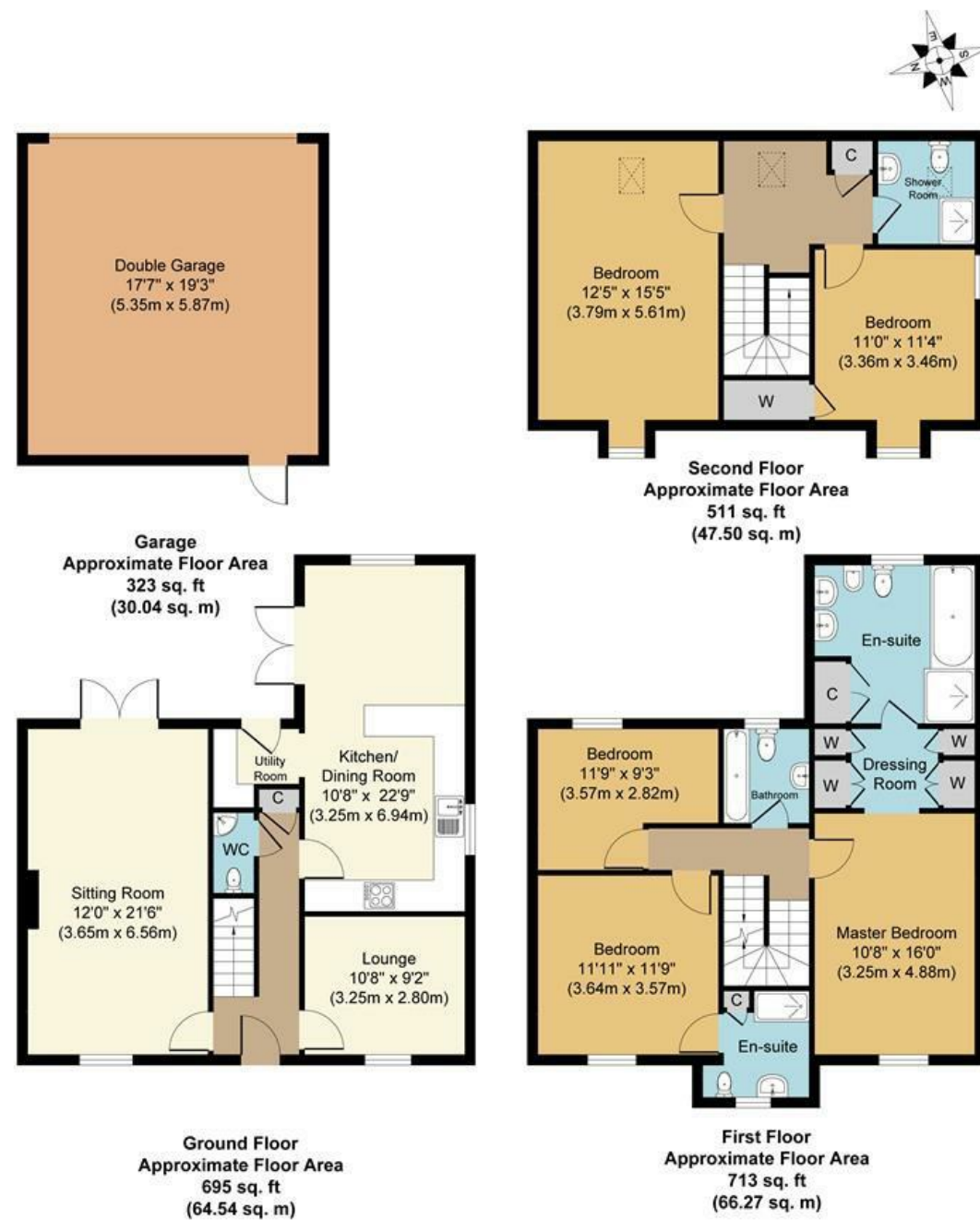
**Do you need a solicitor?  
We can provide you with no obligation quotes from our panel of preferred solicitors.**

**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.**



# 64 Brookfield Drive, Horley, RH6 9NX

## FLOOR PLAN



Brookfield Drive, RH6  
Approx. Gross Internal Floor Area 1919 sq. ft / 178.28sq. 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.