



19. Forge Place, Horley, Surrey, RH6 0AL

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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 immaculately presented modern mid-terraced home has been lovingly updated by the current owners and is situated in a quiet cul-de-sac location on the popular Forge Place development. Looking for that property you can just pick your furniture up and move straight in? Then you have just found it.

The accommodation consists of an entrance lobby with a cloakroom set off to the right hand side. This then opens into a spacious lounge, with stairs to the first floor and feature wood paneled wall and work station area. An archway then opens through to the kitchen/breakfast room. The kitchen is finished with high gloss light grey units, granite



work tops and integrated appliances. Double glazed patio doors open out to the rear garden.

On the first floor there are two good sized bedrooms, along with a modern family bathroom and a mega flow hot water system.

To the rear is a low maintenance rear garden with Astro turfed lawn, decked seating area and rear access. There is an allocated parking space set to the front.

Location is always key and it is no exception here as the residents are close to the thriving market town of Horley, which offers a great mix of local amenities and excellent transport links. Horley mainlines station provides fast services to London and the south coast and Gatwick is only 10 minutes away.

Offers In Excess Of £385,000



Floor plan



Ground Floor
Approximate Floor Area
371 sq. ft.
(34.4 sq. m.)

First Floor
Approximate Floor Area
339 sq. ft.
(31.5 sq. m.)

Forge Place, RH6
Approx. Gross Internal Floor Area 710 sq. ft. (66.0 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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TENURE: Freehold
Council Tax Band: D



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			
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	

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