



10 The Meadway, Horley, RH6 9AN

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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

Located in the ever popular road The Meadway in Horley, is this well presented extended semi detached family home offered to the market with NO FORWARD CHAIN.

Approaching the property is blocked paved off road parking for a number of vehicles. A spacious hallway greets you as you enter the property with stairs to first floor, under stairs storage and a cloakroom. The lounge is set to the front with a large bay window, which floods the room with natural light. An archway then leads you to the dining area, which then opens into the family room that over looks the



rear, with a door opening out to the garden.

The dual aspect kitchen has matching wall and base units and space for a number of appliances. In addition there are fully tiled walls and floor as well as a door accessing the side.

On the first floor are three good sized bedrooms, of which two are double bedrooms. The larger than average dual aspect bathroom has been updated and now offers a white suite with a stand alone double shower cubicle and fully tiled walls.

To the rear is a mature garden with flower beds, lawned area and sizeable paved seating area as well as access to the side. There is also a detached garage and a large timber garden shed.

The property is within walking distance of the town centre and public transport as well as a number of popular local schools.

Offers In The Region Of £520,000



Floor plan



Meadway, RH6

Approx. Gross Internal Floor Area 1,431 q.ft. (132.9 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 lending 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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Energy Efficiency Rating	
	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	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(21-34) E	
(9-20) F	
(1-8) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

TENURE: Freehold
Council Tax Band: D

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