



32 Luscombe Way, Horley, Surrey, RH6 8QY

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JamesDean are delighted to offer this modern family home to the market, which is ideally located on the ever popular Westvale development between Horley and Reigate town centre's and mainline stations.

The property features double glazed windows, gas central heating, solar panels, plenty of storage and the bonus of a highly sought after quiet cul-de-sac location with unspoilt views over open countryside. The property is still under NHBC warranty and is offered to the market with NO FORWARD CHAIN.

The accommodation consists of an entrance hall, downstairs cloakroom, elegant living room with feature bay window and an impressive open plan kitchen/diner and family area. The kitchen offers contemporary and imaginative design featuring stylish cabinetry, breakfast bar, gas hob and integrated appliances including fridge/freezer, dishwasher and washing machine. It represents a wonderful social space for



entertaining and the family area benefits from a sky lantern and access to a larger than average rear garden via French Doors.

Upstairs consists of four double bedrooms, two of which have ensuite. The two bedrooms to the front of the property enjoy spectacular views of nature on your doorstep and are both ensuite bedrooms come with fitted wardrobes. Upstairs is completed by a contemporary family bathroom.

Externally, the property benefits from a private driveway, front garden and integral garage that houses the boiler and also provides direct access to the rear garden, which is mainly laid to lawn and boasts a well appointed timber decked seating area.

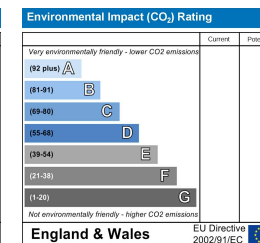
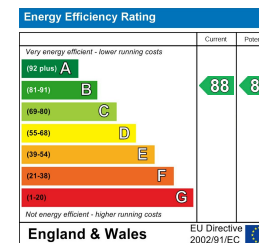
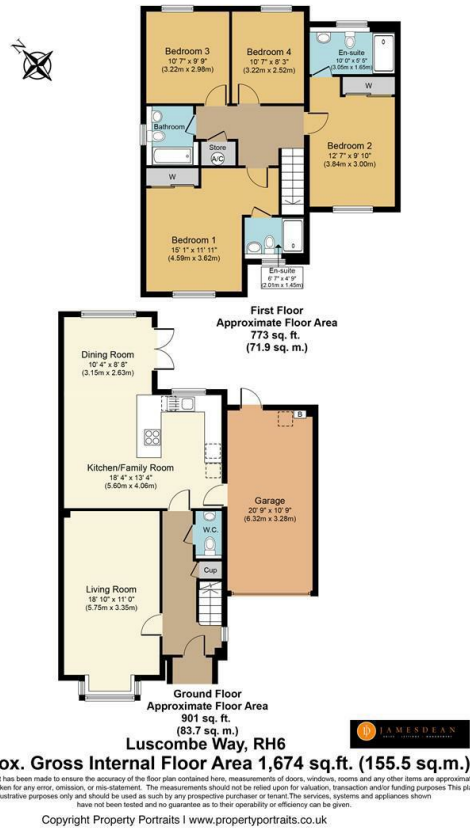
Westvale Park is an impressive development of beautifully designed and well-crafted family homes. Location is always key and it is no exception here as the residents are close to the thriving market towns of Horley and Reigate, which offer a great mix of local amenities and excellent transport links.

NB - Please note internal photography prior to current tenancy.

Offers In Excess Of £650,000



Floor plan



TENURE: Freehold
Council Tax Band: F

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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.