



16 Cloverfields, Horley, RH6 9EY
Asking Price £520,000



J A M E S D E A N
E S T A T E A G E N T S

This attractive property occupies a corner plot in a quiet cul-de-sac and has been adapted to create versatile living over two floors. The property offers an inviting open-plan kitchen/diner, spacious conservatory with heating, living room and the option of an additional reception by way of the garage conversion that is currently used as a fourth bedroom.





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This attractive link detached family home occupies a corner plot and is conveniently situated in a quiet cul-de-sac on the popular Langshott development, which is within walking distance to local schools, the town centre and mainline station.

The property has been upgraded and adapted by the current owner. The improvements include an open plan kitchen/diner following combination of the two previously separate rooms and the installation of a brand-new stylish kitchen with integrated appliances, breakfast bar and a new boiler. The garage has also been converted and is currently used as a fourth bedroom, but could equally be used as a home office, games room or snug.

The accommodation consists of an entrance hall with cloakroom and a generous living room with large bay window. The kitchen/diner connects to the conservatory via bi-fold doors as well as the fourth bedroom/additional reception. The new kitchen features white gloss units, chrome fixtures and fittings, ample storage and integrated appliances including oven, hob and dishwasher.

Upstairs consists of three bedrooms, family bathroom and loft storage. The two main bedrooms feature integrated storage whilst the master also benefits from an ensuite shower room.

Externally, the property features a storm porch and tarmac driveway with parking for multiple vehicles. The garden benefits for a brick boundary wall, is mainly laid to lawn and includes a large Indian sandstone patio and shed.

Location is always key and it is no exception here as this property is within walking distance to 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 services to London & the south coast.





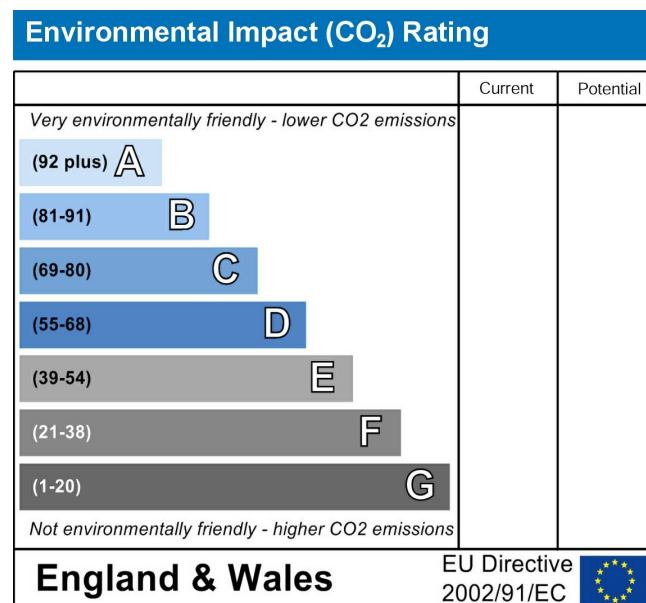
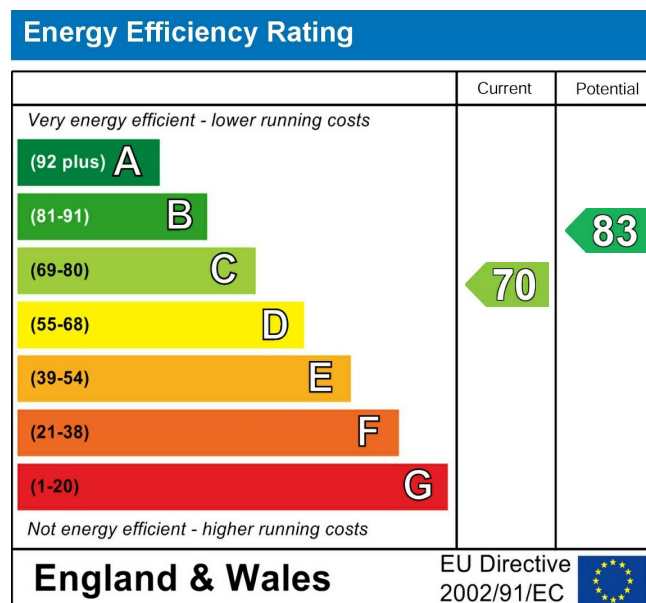




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- Quiet Cul-De-Sac Location
- Converted Garage offering Fourth Bedroom/Second Reception
- Three Upper Floor Bedrooms including Master with Ensuite
- Wonderful Open Plan Kitchen/Diner with Breakfast Bar
- Spacious Conservatory connected to Kitchen via Bi-Fold Doors
- Living Room with Bay Window
- Guest Cloakroom
- Private Driveway with Parking for Multiple Vehicles
- Garden with Large Patio and Brick Boundary Wall
- Walking Distance to Local Amenities



Internal Area: 1281.00 sq ft

Tenure: Freehold

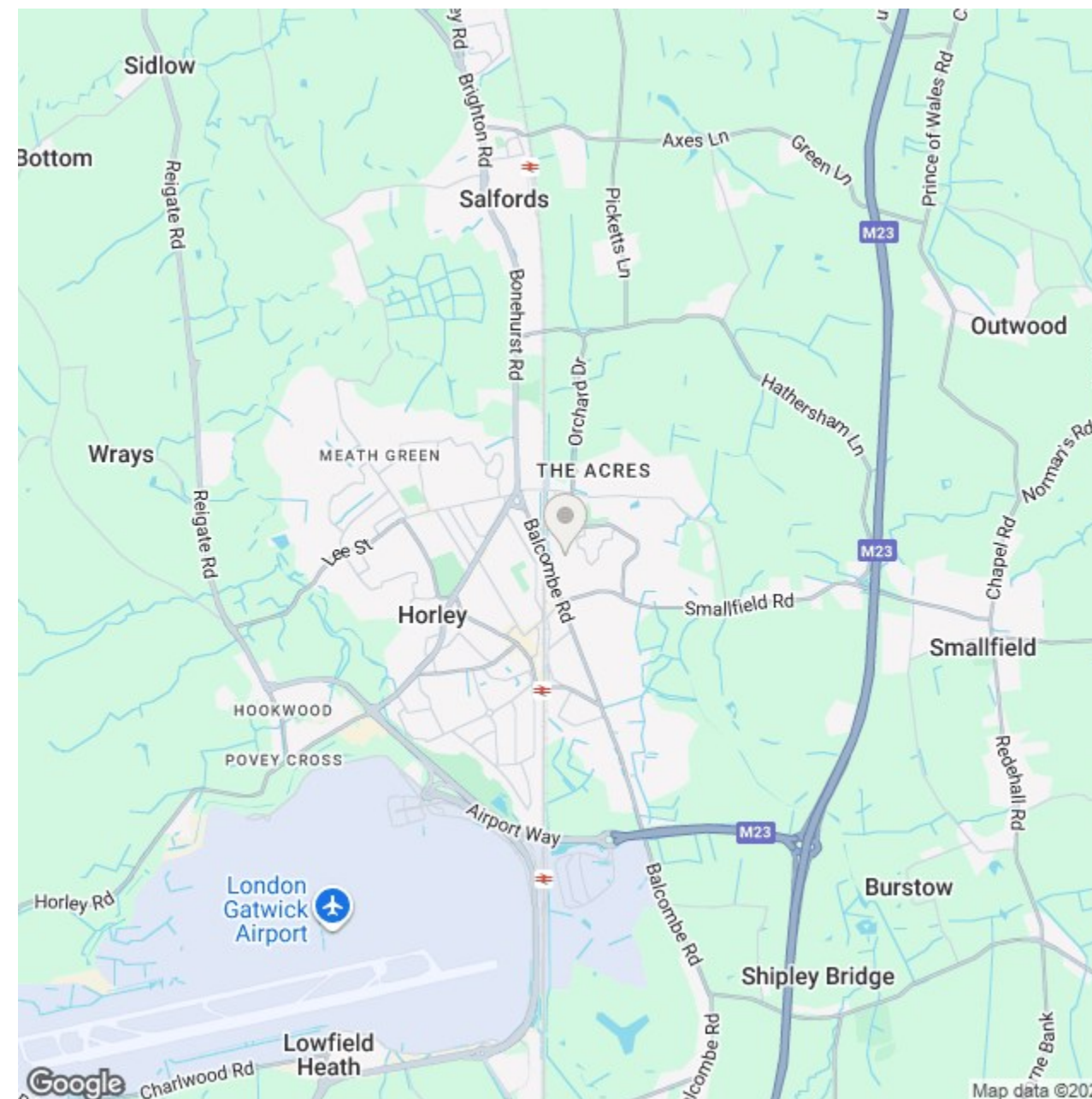
Local Authority: Reigate & Banstead BC

Council Tax Band: E

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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.



FLOOR PLAN



Cloverfields, RH6
Approx. Gross Internal Floor Area 1281 sq. ft / 119.02 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 accuracy of the measurements and the information shown on the plan have not been tested and no guarantee as to their operability or efficiency can be given.



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