



**6 Chesters, Horley, RH6 8BP**  
**Offers In Excess Of £500,000**



# JAMES DEANE

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

This attractive family home is situated towards the end of a quiet cul-de-sac and has previously been extended to create a wonderful open plan kitchen/diner to the rear of the property. It offers the benefit of a new kitchen, family bathroom and guest cloakroom whilst featuring a converted garage that is now used as a snug/annex and a private driveway with parking for multiple vehicles.





This attractive semi-detached family house is situated in a quiet cul-de-sac location. The property has previously been extended and has since been refurbished by the current owners delivering a contemporary open plan feel with the addition of a new kitchen as well as new guest cloakroom and family bathroom.

The accommodation consists of an entrance hallway that leads onto a guest cloakroom and utility area. A spacious living room to the front of the property leads onto the impressive kitchen/diner that provides direct access to the garden via new patio doors. The contemporary kitchen features dark grey cabinetry, a breakfast bar and integrated appliances including a double oven, separate microwave oven and induction hob.

Upstairs consists of three bedrooms, a deluxe family bathroom and loft storage. The main bedroom includes fitted storage whilst the bathroom features decorative tiling, elegant sanitary ware and storage provision.

The external aspects are equally impressive. The property is set back from the road and enjoys a large tarmac driveway with parking for multiple vehicles. There is a storm porch and vehicular access to the rear garden and garage. The garden enjoys an area laid to lawn, expansive patio and features a garden shed.

Location is always key and it is no exception here as the property is nearby local schools and 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 station provides fast services to London and the south coast.









JAMES DEANE  
ESTATE AGENTS



- Meath Green Area
- Previously Extended
- Cul-De-Sac Location
- Beautifully Appointed Open Plan Kitchen/Diner with Utility Area
- Spacious Living Room
- New Family Bathroom
- Three Bedrooms
- Garage
- Garden with Large Patio Area
- Driveway with Parking for Multiple Vehicles and EV Charging Point



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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: 1197.00 sq ft**

**Tenure: Freehold**

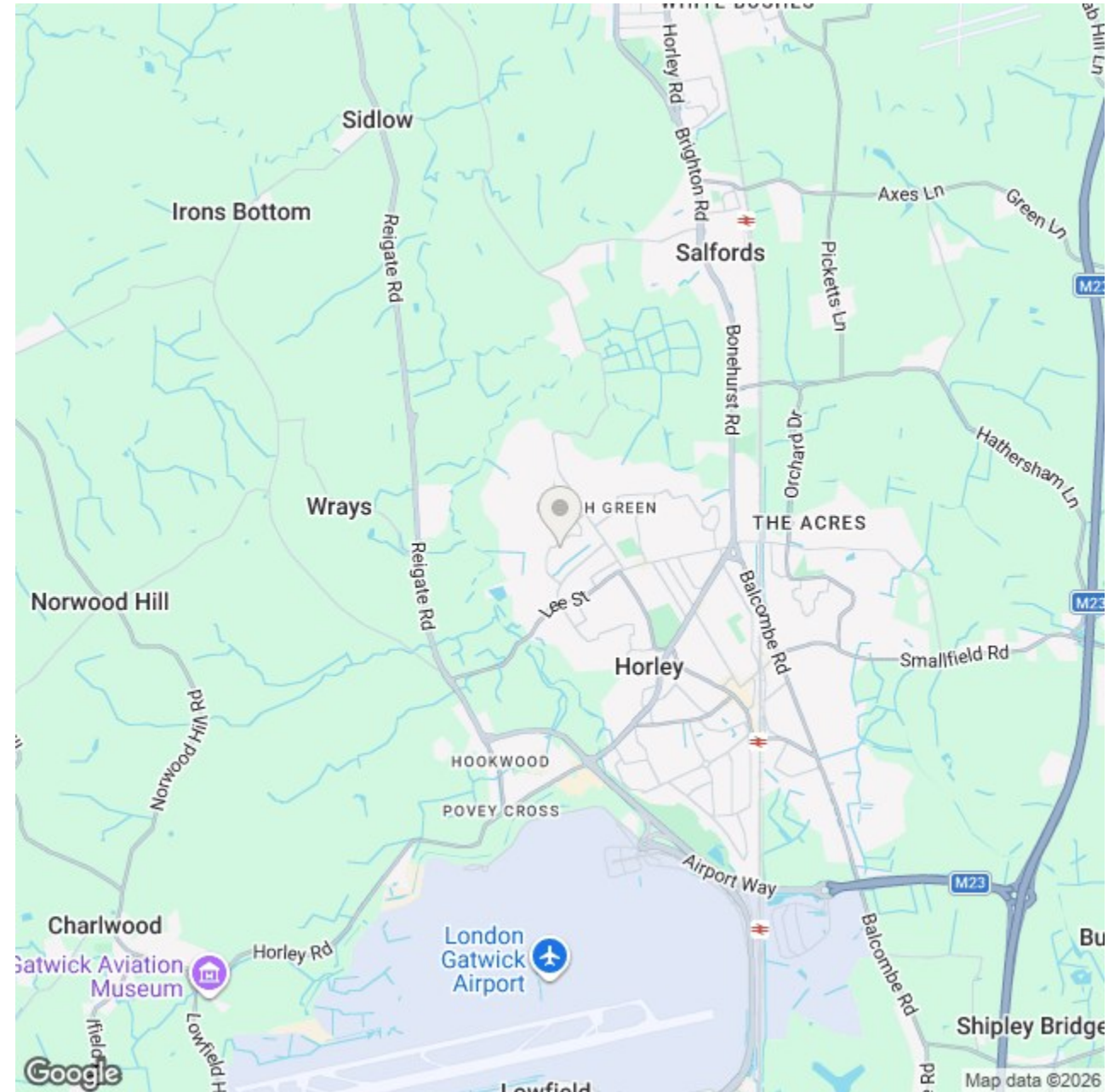
**Local Authority: Reigate & Banstead BC**

**Council Tax Band: D**

**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.**



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FLOOR PLAN



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

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E: info@jamesdeanproperty.co.uk

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.