



Asking Price Of **£385,000** Freehold

T: **01293 531721**

**Bignall Avenue, Westvale Park, Horley, RH6**

 2  1  2  Y  X2  1.6 Miles



**Moore & Partners**



**THIS SPACIOUS AND BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED HOME WAS BUILT BY TAYLOR WIMPEY IN 2018. THE PROPERTY IS SITUATED WITHIN THE VERY POPULAR WESTVALE PARK DEVELOPMENT. THIS PROPERTY OFFERS SPACIOUS LIVING ACCOMMODATION, EN-SUITE SHOWER ROOM, GENEROUS GARDEN AND PARKING FOR TWO CARS.**

Upon entering the property on the ground floor, you are greeted with a spacious entrance hallway suitable for storing shoes and coats. On the right is a ground floor partially tiled cloakroom with WC, pedestal wash hand basin and extractor fan. On your left is the open kitchen room which has been upgraded with high gloss soft close wall and base units incorporating cupboards with under counter lighting and drawers with work tops over, integrated appliances include (electric oven, gas hob, extractor hood, washing machine, dishwasher and fridge/freezer) with a large window to the front allowing in plenty of natural light.

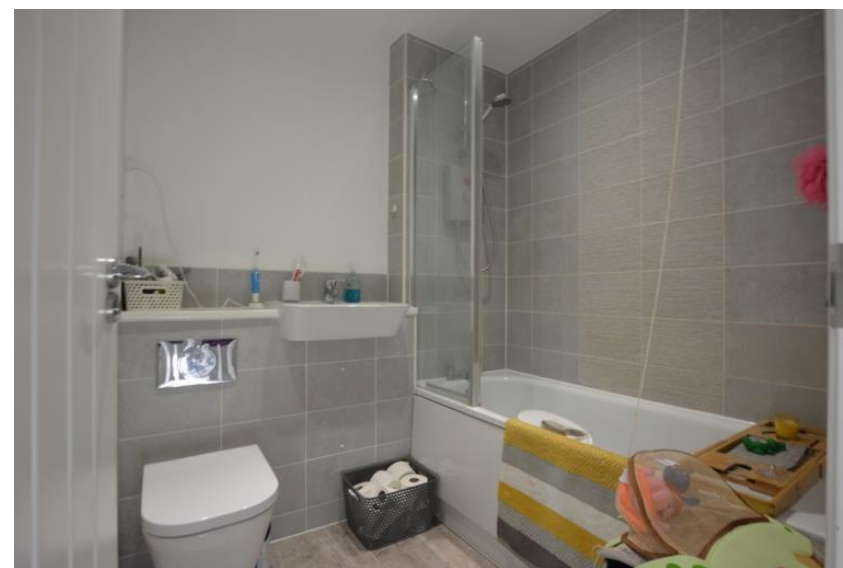
To the rear of the property is an open plan living / dining room which stretches the entire width of the house and has a large storage cupboard enclosed. From the living room French doors open directly onto the generously sized garden.

Stairs from the entrance hall take you to the first-floor landing giving access to bedrooms one and two, which are both double rooms overlooking the rear and front of the property respectively. The family bathroom can be accessed from the landing and is finished to a high-quality standard, enclosed white bath suite with shower unit above, WC, wash hand basin and extractor fan. Bedroom one has access to a tiled en-suite shower room, which is fitted with a walk-in shower unit, WC, wash hand basin, and extractor fan. Both bedrooms also benefit from fitted double wardrobes.

Outside to the front of the property benefits from a double width driveway and pathway leading to front door. Side gated access leads you to the private rear garden which has been landscaped to include a patio and decked area for seating all year round. The rear garden is also enclosed with wooden panelled fencing offering some privacy and seclusion.

Westvale Park Horley is a lovely area and a sought-after location which has a real community spirit. Outside of the development the surrounding area is great, with many local pubs, beautiful countryside and excellent walking routes. Easy access to the airport is fantastic for those travelling by plane or train. Alternatively, Horley Train station is a 5-minute drive (15-minute cycle) which is great for commuters. Both stations provide fast routes into London and Brighton. The area offers excellent facilities and amenities within Horley town centre and surrounding neighbourhoods.

EPC Rating B



# Room Details

## Ground Floor

Entrance Hall

Downstairs w/c

Kitchen 6'0" x 9'10" (1.83m x 3.00m)

Lounge/Diner 15'5" x 13'1" (4.70m x 3.99m)

## First Floor

Master Bedroom 13'0" x 9'8" (3.96m x 2.95m)

Ensuite Shower 9'11" x 3'0" (3.02m x 0.91m)

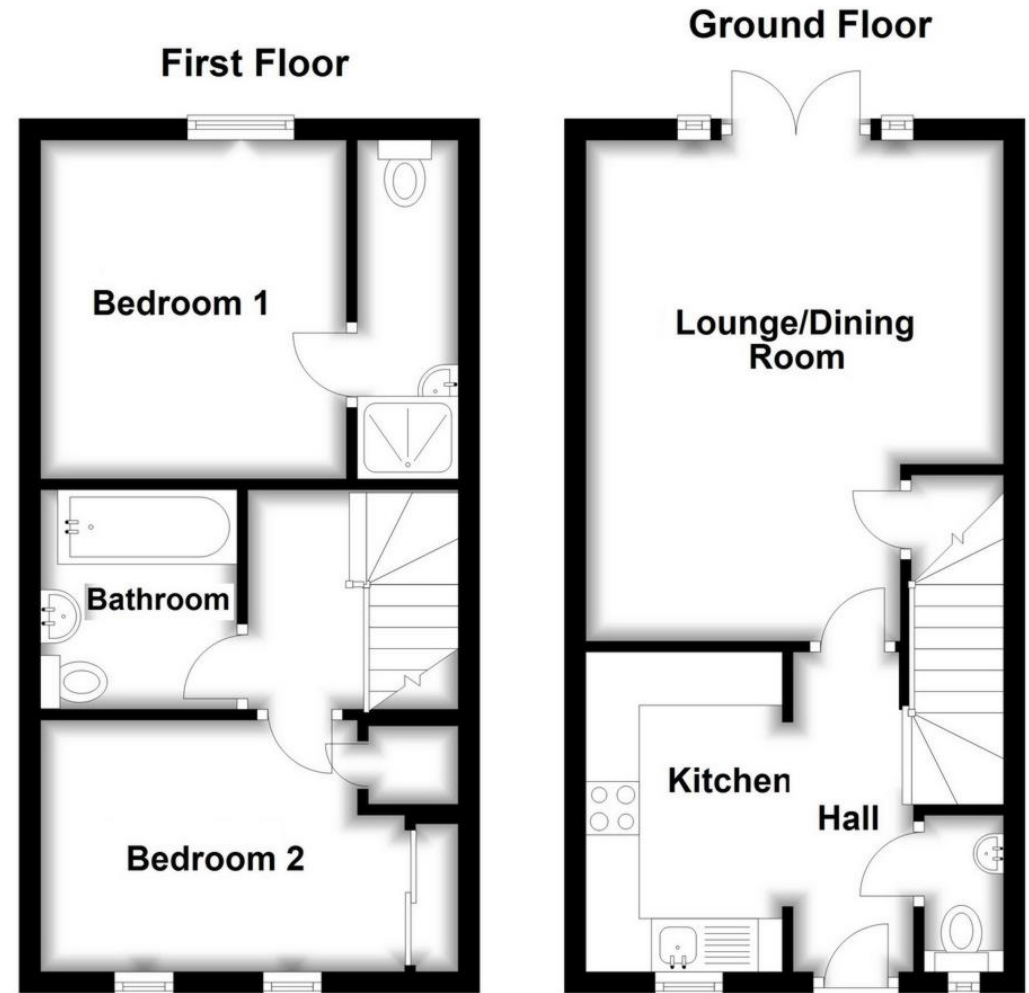
Bedroom Two 13'0" x 8'4" (3.96m x 2.54m)

Family Bathroom 6'8" x 6'0" (2.03m x 1.83m)

## Outside

Parking

Rear Garden



These drawings are for representational purposes only.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.



