



Guide Price **£750,000** Freehold

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Coltwood, The Close, Horley RH6

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Moore & Partners

GUIDE PRICE £750,000

An extended three-bedroom semi-detached Chalet Bungalow with own yard and detached outbuildings and parking area benefiting from direct and private access. This property offers spacious living space, re-fitted kitchen/breakfast room, full width gym room and a superb rear garden.

This extended Semi - Detached property is situated in the popular commuter of Horley which boasts a range of shops, restaurants, coffee shops, local butchers and supermarkets such as Waitrose. There are highly regarded primary, Junior and secondary schools. Horley main line railway station provides excellent services to London and the South Coast. There are frequent bus services that run to Redhill, Crawley and multiple other locations. For more extensive shopping, Crawley and Reigate town centres are approximately 15 minutes' drive. Gatwick Airport and the M23/M25 are also within easy reach.

On entering the property, you walk into a spacious entrance hall which provides access into the downstairs bathroom and the open plan lounge/diner through an open-door way. From the open plan lounge/diner you access the kitchen/breakfast room through a double opening and at the rear of the dining area stairs to the first-floor landing and double opening doors provide access into the rear extension gym room which provides direct access into the rear garden. The lounge/diner offers excellent living space with a raised dining area. The lounge area benefits from an open fire with briquette surround mantel over and hearth under. The re-fitted kitchen/breakfast room offers a generous range of base and eye level units with some built in appliances. Space is provided for all further free-standing appliances which includes a recess for a double width American Fridge Freezer. There is plenty of natural light which filters through the side and front aspect window. To the rear of the property, you will find the Sun / Gym room which provides direct access into the rear garden. The ground floor bathroom offers a three-piece suit and recessed shower cubical set against tiled wall and flooring with a front aspect window.

The first-floor landing provides access to all three double bedrooms and the W/C. The master bedroom and bedroom two are located at the front of the property. The master bedroom benefits from built-in wardrobes. Bedroom three has a side aspect view. A door opens into the eves storage space. There is W/C with wash hand basin located from the landing.

To the front of the property there is a driveway for numerous cars and side access located to the right which leads to the rear garden. The very generous rear garden is real feature to the property which houses the log store and a rear wooden summer house. A gate at the rear of the garden provides access into the Yard.

The Yard has its own Private access from a Private Lane which is located to the left. Double opening gates located on the right-hand side provide access into the parking area. The outbuilding consists of four individual rooms three of them are accessed via their own front door. The Yard and outbuilding provide an exciting opportunity for anyone looking to run their own business or generating some additional income from converting the outbuilding into an Airbnb.

Buyers Fee Due 2% plus Vat of the agreed sale price.



Room Details

Ground Floor

Entrance Hall

Bathroom with Shower

Lounge/Diner 27'6" x 19'4" (8.38m x 5.89m)

Kitchen/Breakfast 14'9" x 11'10" (4.50m x 3.61m)

Sun/Gym Room 27'6" x 8'6" (8.38m x 2.59m)

First Floor

Landing

Master Bedroom 12'6" x 8'10" (3.81m x 2.69m)

Bedroom 9'10" x 8'10" (3.00m x 2.69m)

Bedroom 10'5" x 7'4" (3.18m x 2.24m)

Separate W/C

Eaves Storage Space.

Outside

Front Driveway

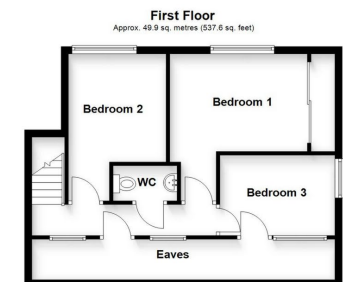
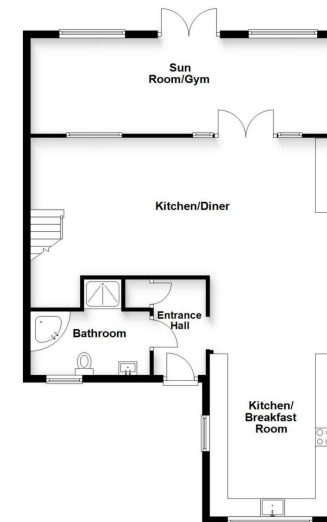
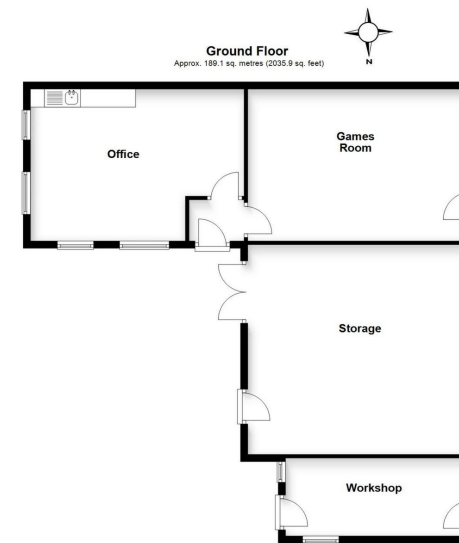
Rear Garden

Yard

Private Lane Access

Parking Area

Detached Outbuildings



Total area: approx. 239.1 sq. metres (2573.6 sq. feet)
These images are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

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