



34 Charlesfield Road, Horley, Surrey, RH6 8BL
Asking Price £420,000



JAMES DEANE
ESTATE AGENTS

This period property includes original features and is offered to the market chain free. The property has previously been extended including a double storey extension to the rear and a loft conversion. It offers generous space and scope for new homeowners to adapt and modernize the layout, which includes four bedrooms, two bathrooms and three receptions.





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This period property is located in a popular cul-de-sac and is offered to the market with NO ONWARD CHAIN. The property contains original features and has previously been extended including a double storey extension to the rear elevation and a loft conversion that has created an additional bedroom with ensuite. There is scope for modernisation and fresh décor to provide an attractive home combining period charm with contemporary design.

The property offers generous accommodation over three floors. The ground floor features a living room with feature fireplace and bay window and an open plan kitchen/diner with separate breakfast area. The dining area includes integrated storage and a working wood burner with exposed brick chimney breast, whilst the country style kitchen contains ample storage, generous worktop space and an integrated oven and gas hob. Downstairs is completed by a breakfast area offering direct access to the decked terrace via bi-fold doors as well as a stable door leading out to the side elevation.

On the first floor are three bedrooms and the family bathroom. The original bedrooms include ornamental fireplaces with the internal bedroom leading onto the family bathroom, which includes white sanitary ware and a separate shower cubicle, and the additional bedroom created following extension. The upper floor is home to a fourth bedroom with ensuite shower room and integrated wardrobes.

Externally, there is side access to the west facing garden, which includes a decked terrace, area laid to lawn and two storage sheds. In addition, the property comes with on street parking.

The property benefits from being walking distance to the local park and amenities. It is close to the thriving town of Horley, which offers residents a great mix of local amenities and excellent transport links. Gatwick airport is only ten minutes away and Horley mainline station offers fast services to London and the south coast.





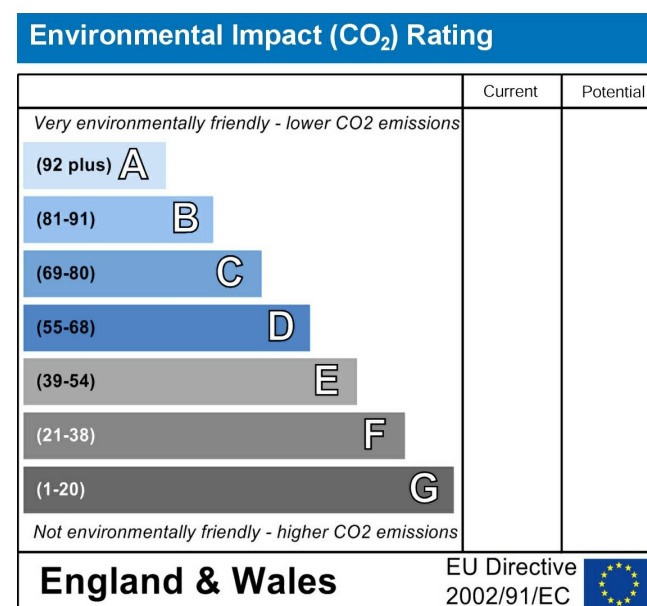
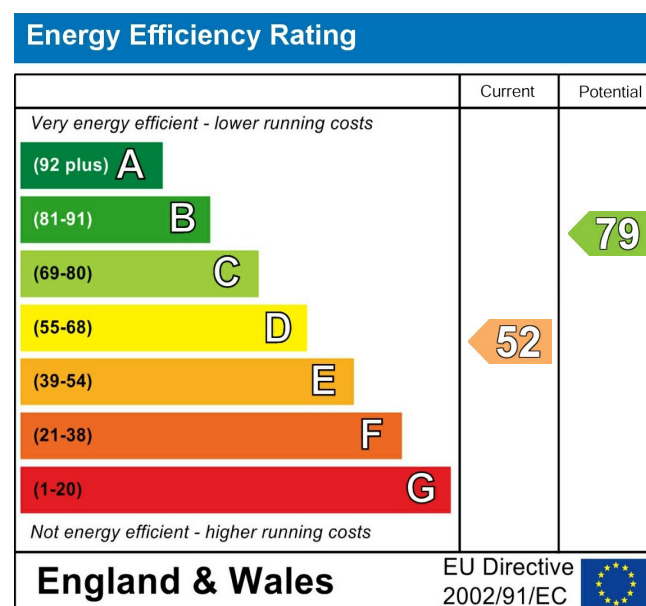




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- No Onward Chain
- Previously Extended including Loft Conversion
- Original Period Features
- Four Bedrooms including One Ensuite
- Living Room with Feature Bay Window & Fireplace
- Dining Room with Wood Burner & Storage
- Open Plan Kitchen/Breakfast Room with Bi-Fold Doors to Garden
- Garden with Decked Terrace and Sheds
- Cul-de-sac location with on Street Parking
- Walking Distance to Recreation Ground & Local Amenities



Internal Area: 1496.00 sq ft

Tenure: Freehold

Local Authority: Reigate & Banstead

Council Tax Band: D

Do you have a property to sell?

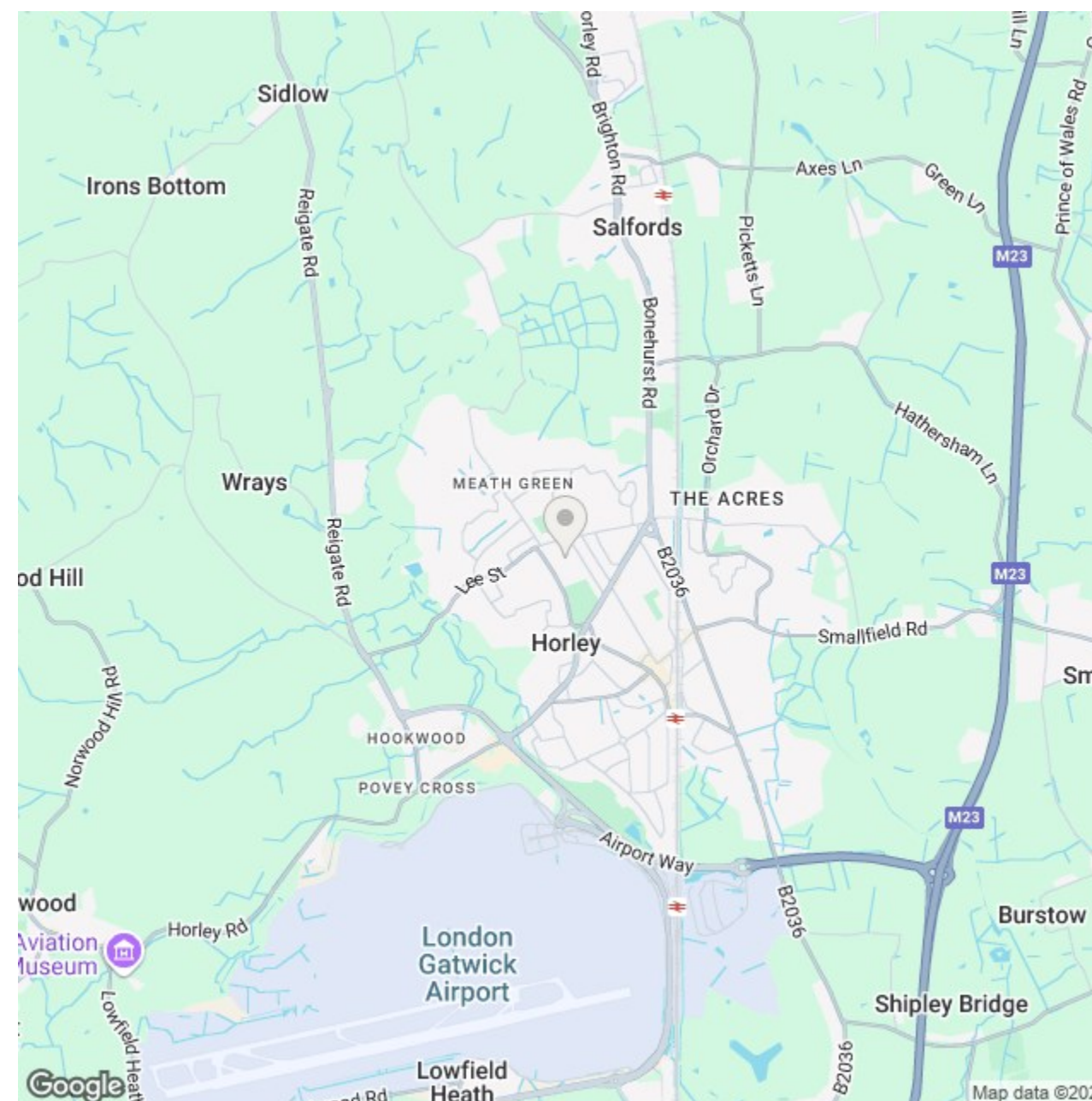
If so we can provide you with a free market appraisal.

Do you need a solicitor?

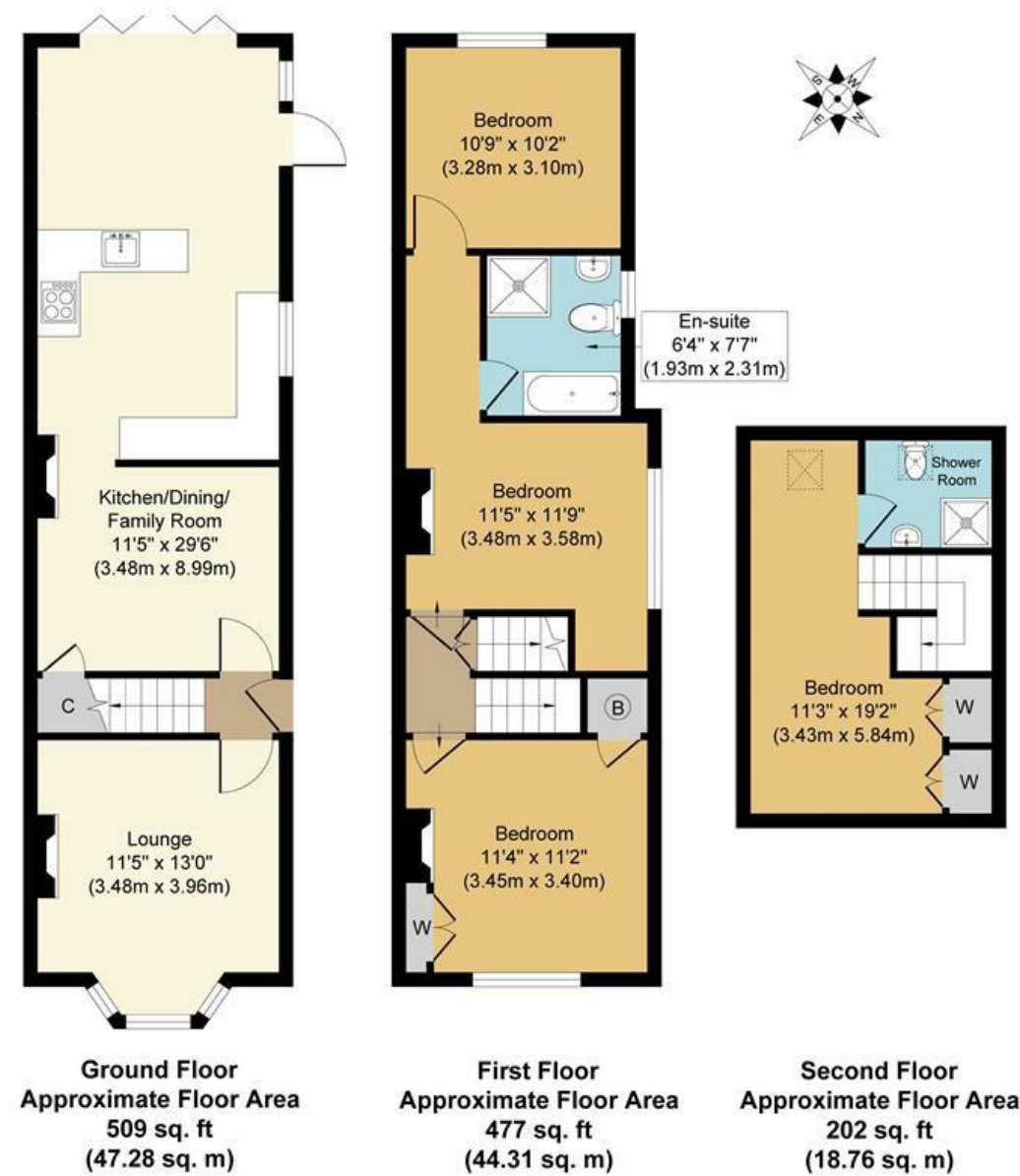
We can provide you with no obligation quotes from our panel of preferred solicitors.

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.



FLOOR PLAN



Charlesfield Road, RH6
Approx. Gross Internal Floor Area 1,188 sq. ft / 110.35 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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