

24. Westvale Road, Horley, RH6 8NT www.jamesdeanproperty.co.uk



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ESTATE AGENTS

A beautifully presented modern semi detached town house, located on the ever popular Westvale development in Horley. There is the added bonus of 3 years remaining on the NHBC and the property is offered to the market with NO FORWARD CHAIN.

Entering the property is a good sized entrance hall, with a cloakroom and stairs to the first floor. The sleek and modern kitchen has a range of matching floor and base units, integrated appliances, wood effect flooring, down lighting and window



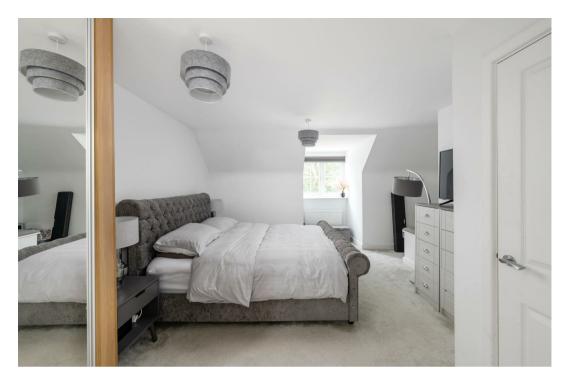


overlooking the front.

The well appointed lounge/diner is set to the rear of the property, and has a large under stairs storage cupboard and patio doors accessing the garden. On the first floor there are three bedrooms with two of them having fitted wardrobes. The family bathroom has a white suite part tiled walls and downlighting. The second floor of this home accommodates the sizeable main bedroom with built in wardrobes and and ensuite shower room.

To the rear is a well maintained family garden with a paved seating area, lawn and access to the side. The property also has a detached garage and parking in front for a number of vehicles. The development is popular with all age groups and has public transport that services the local area. Located between Horley and Reigate and offering easy access to the M23 as well as Gatwick, Westvale is perfectly positioned.

Offers Invited £540,000



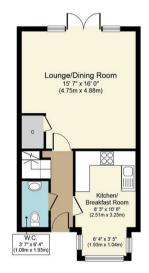




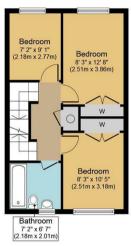


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Floor plan



Ground Floor Approximate Floor Area 487 sq. ft. (45.2 sq. m.)



First Floor **Approximate Floor Area** 433 sq. ft. (40.2 sq. m.)

Bedroom

En-suite 9' 2" x 4' 4" (2.79m x 1.32m)

> Second Floor **Approximate Floor Area** 319 sq. ft. (29.6 sq. m.)

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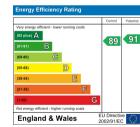
Westvale Road, RH6

Approx. Gross Internal Floor Area 1,238 sq. ft. (115.0 sq. m.)

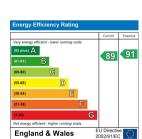
Whitst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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 for identifying the purpose.

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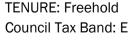








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