



Chesworth, 15 Silverlea Gardens, Horley, Surrey, RH6 9BA
Asking Price £725,000



JAMES DEANE
ESTATE AGENTS

This attractive family home is situated in a sought after cul-de-sac location within walking distance of the town and mainline station. The property has been extended and offers versatile living including four bedrooms, three receptions, two bathrooms and a new stylish, contemporary kitchen that overlooks the rear garden.





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

This attractive detached family home is situated in a quiet cul-de-sac location within walking distance of local schools, the town centre and mainline station.

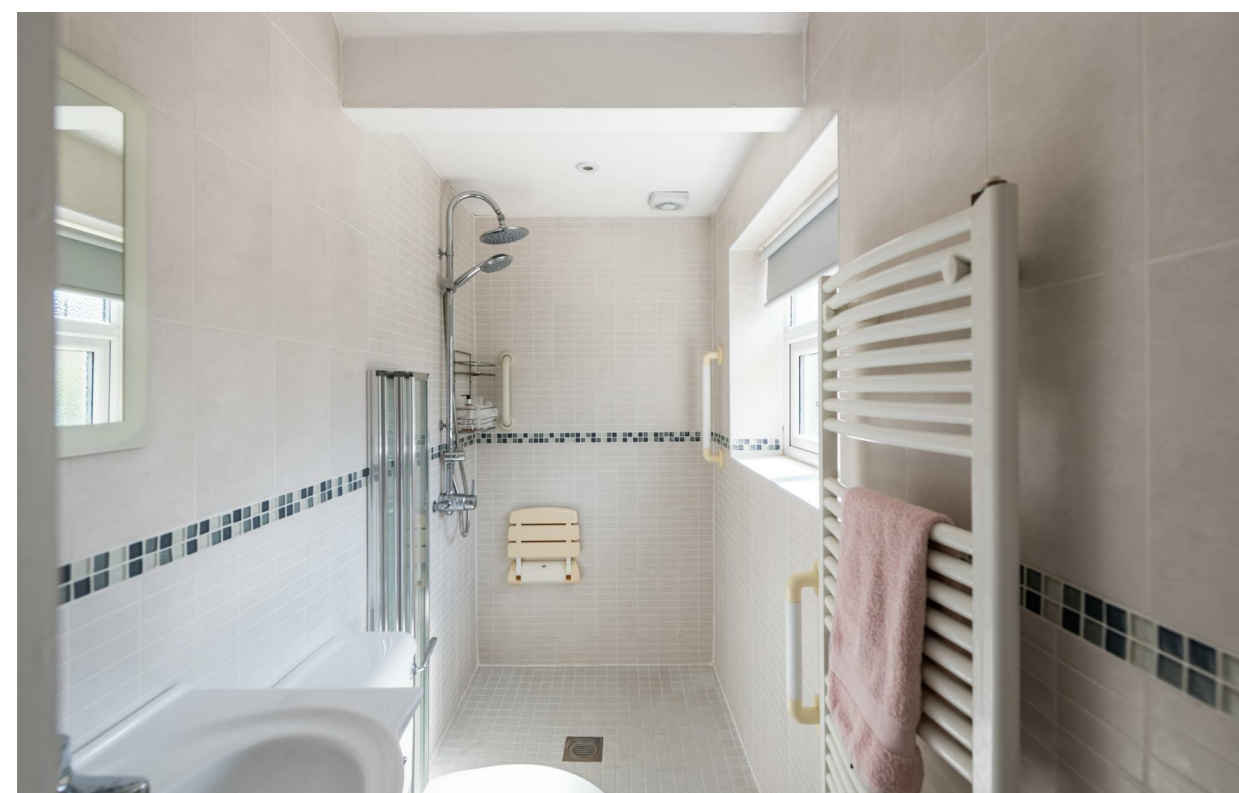
The property benefits from a single storey extension to the rear elevation and has been upgraded over the years by the homeowners including the installation of a new roof, new flashing and guttering, new kitchen, new wet room with underfloor heating, new boiler and a new consumer unit.

The property offers versatile and generous accommodation over two floors. The ground floor features a spacious entrance hall with a useful utility cupboard and wet room. There is an abundance of reception space, comprising a family room to the front leading onto the living room, which connects to a perfectly zoned kitchen/lounge spanning the entire width of the house. The lounge area features French Doors to the garden whilst the kitchen includes porcelain floor tiles, contemporary cabinetry, integrated appliances, Velux lighting and leads onto a separate dining room.

There is a generous landing upstairs with four bedrooms located on the first floor, all of which feature fitted wardrobes, as well as the benefit of eaves storage. The bathroom has recently been upgraded and includes a new shower, new shower screen, new flooring, under sink storage and white sanitary ware.

Externally, this freehold property also has the added benefit of parking for multiple vehicles and side access to the garage and rear garden. The garden includes natural boundary treatment providing privacy and screening and includes a large patio area, mature planting and an area laid to lawn.

Location is always key and it is no exception here as this property falls within the catchment area for several schools and is walking distance to the town, which offers residents a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and Horley mainline station provides fast services to London.





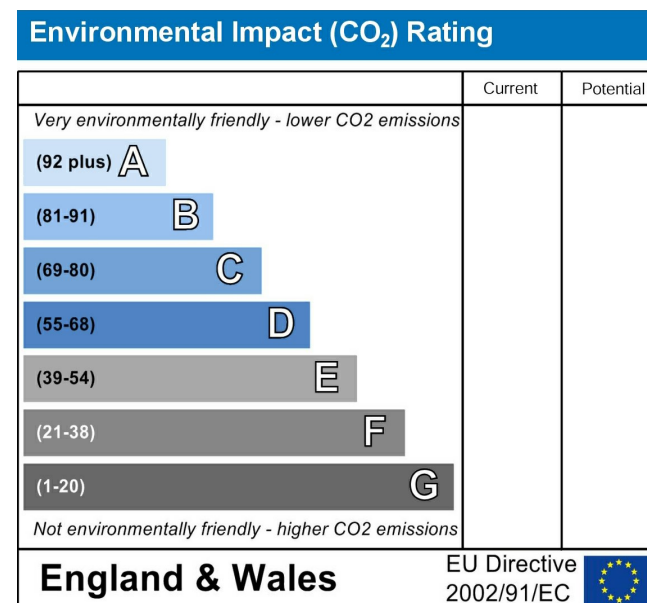
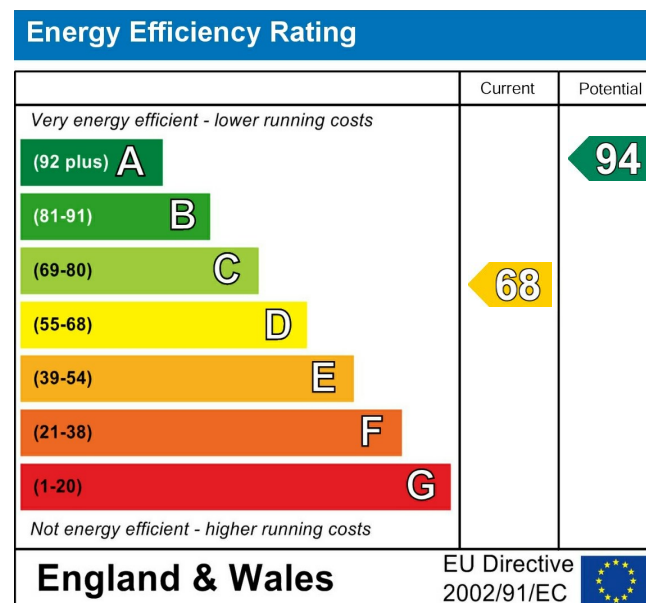




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- Quiet & Sought After Cul-de-Sac Location
- Walking Distance to the Town, Mainline Station and Schools
- Attractive Extended and Adapted Family Home
- Four Bedrooms
- Three Receptions
- Downstairs Wet Room
- Delightful Kitchen/Lounge
- Upgraded Family Bathroom
- Garage & Parking
- Mature Garden



Internal Area: 1759.00 sq ft

Tenure: Freehold

Local Authority: Reigate & Banstead BC

Council Tax Band: F

Do you have a property to sell?

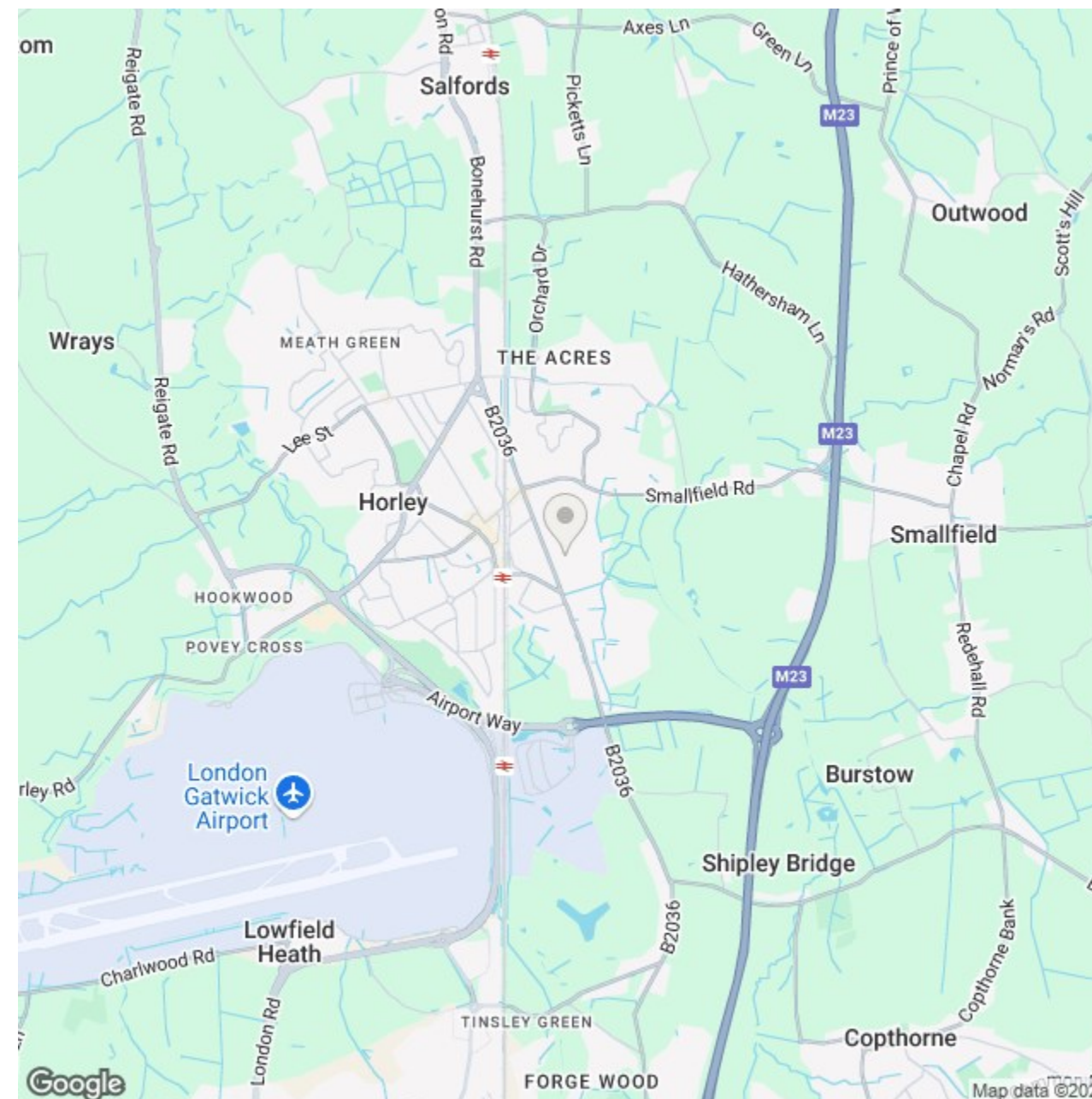
If so we can provide you with a free market appraisal.

Do you need a solicitor?

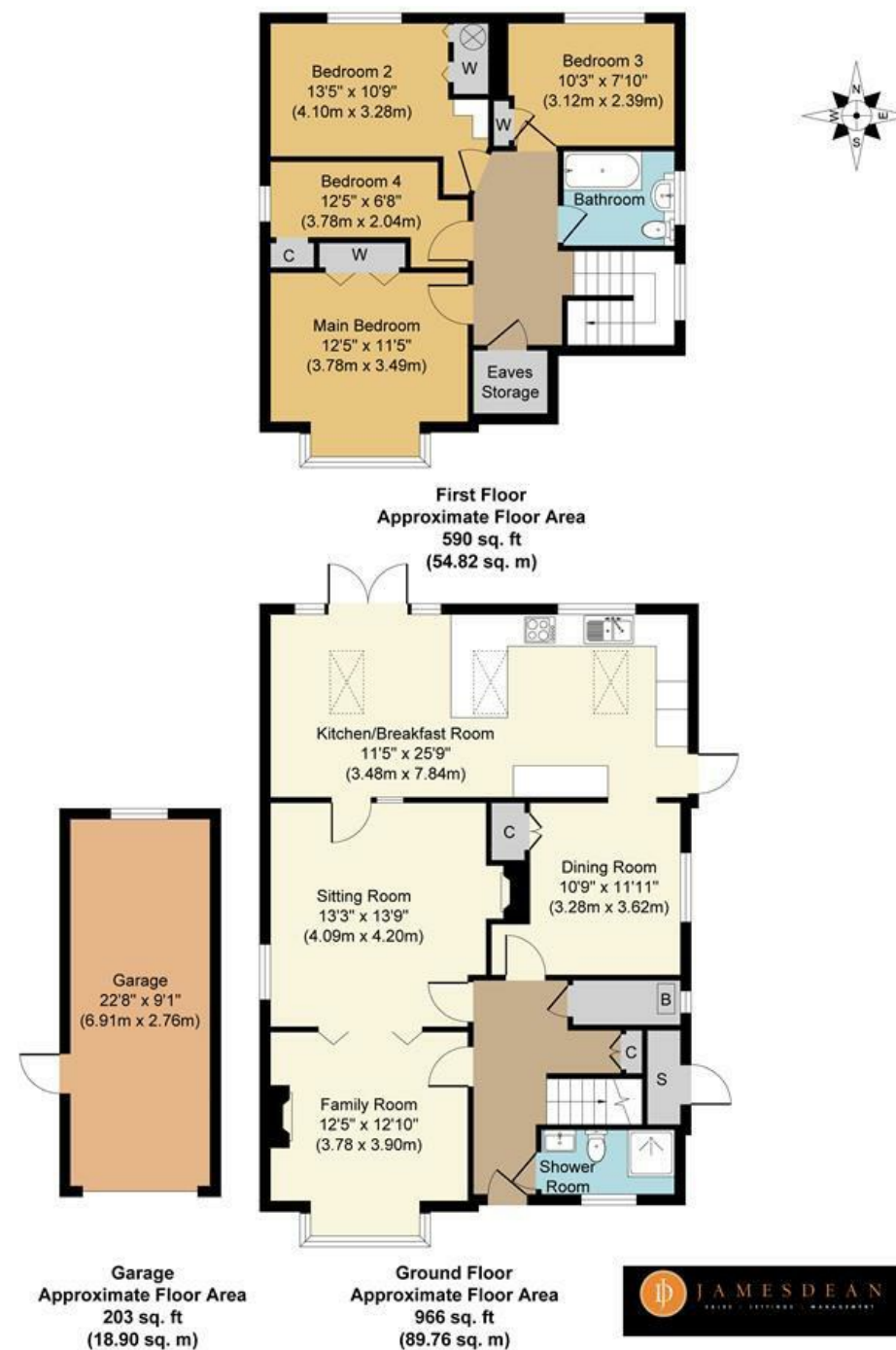
We can provide you with no obligation quotes from our panel of preferred solicitors.

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



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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.