



49 Brookfield Drive, RH6 9HN

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

Located in the sought-after Acres development, this charming end-terrace town house offers a perfect blend of comfort and modern living. With an extended layout, the property boasts a spacious dual aspect lounge, an airy and open plan kitchen/diner with integrated appliances and double patio doors opening out to the rear garden.

The house features four well-proportioned bedrooms, providing ample space for a growing family or those in need of a home office. There is the added bonus of an ensuite shower room to the main bedroom as well as an upgraded family bathroom, offering that luxurious touch. A lovely selling point to this home is that there is a full width private balcony off the



first floor bedroom, overlooking the rear garden.

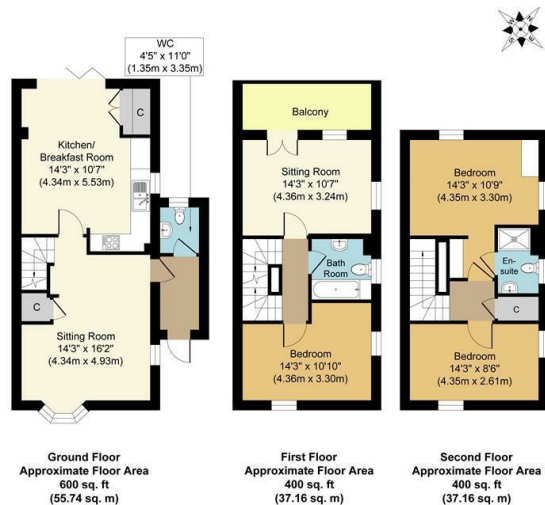
Outside, the landscaped rear garden presents a serene outdoor space, perfect for relaxation or al fresco dining for those summer months. Additionally, the property includes a garage en bloc to the rear of the property as well as off road parking.

Location is always key and it is no exception here as this property has nature on its doorstep with access to a play area and open fields as well as being in close proximity to Trinity Oaks School and nursery. The Acres is an impressive development of beautifully designed and well-crafted family homes. It is close to the thriving town of Horley, which offers residents a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and Horley mainline railway is within walking distance.

Offers In Excess Of £535,000



Floor plan



Brookfield Drive, RH6
Approx. Gross Internal Floor Area 1400 sq. ft / 130.06 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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TENURE: Freehold
Council Tax Band: E



Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC

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