



26 Charlesfield Road, Horley, RH6 8BL
Asking Price £450,000



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This attractive period property benefits from a double storey extension and offers generous accommodation over three floors. Situated in a quiet cul-de-sac, the property has the bonus of a garage and off street parking whilst featuring twin receptions, guest cloakroom, kitchen/breakfast room, three bedrooms, loft room and a good sized garden with decked terrace.





This period property is located in a popular and quiet cul-de-sac. The property has previously been extended including a double storey extension to the rear elevation and an adapted dual aspect loft room that is a usable space.

The property offers generous accommodation over three floors. The ground floor features a living room with feature bay window, plantation shutters and an open fireplace. There is a separate dining room with storage that leads onto a dual aspect galley style kitchen that contains ample storage, generous worktop space and an upgraded boiler installed in 2020. Downstairs is completed by a breakfast area offering direct access to the decked terrace via bi-fold doors as well as the convenience of a guest cloakroom.

On the first floor are three bedrooms and the family bathroom. The main bedroom also features plantation shutters and provides stairwell access to a dual aspect loft room offering eaves storage. The family bathroom is adjoined by a separate wc and features white sanitary ware and decorative grey tiling.

Externally, there is side access to the south-west facing garden, which includes a large, decked terrace and area laid to lawn. In addition, the property benefits from a single garage with an off-street parking space to the front.

The property benefits from being walking distance to the local park and amenities. It is close to the bustling 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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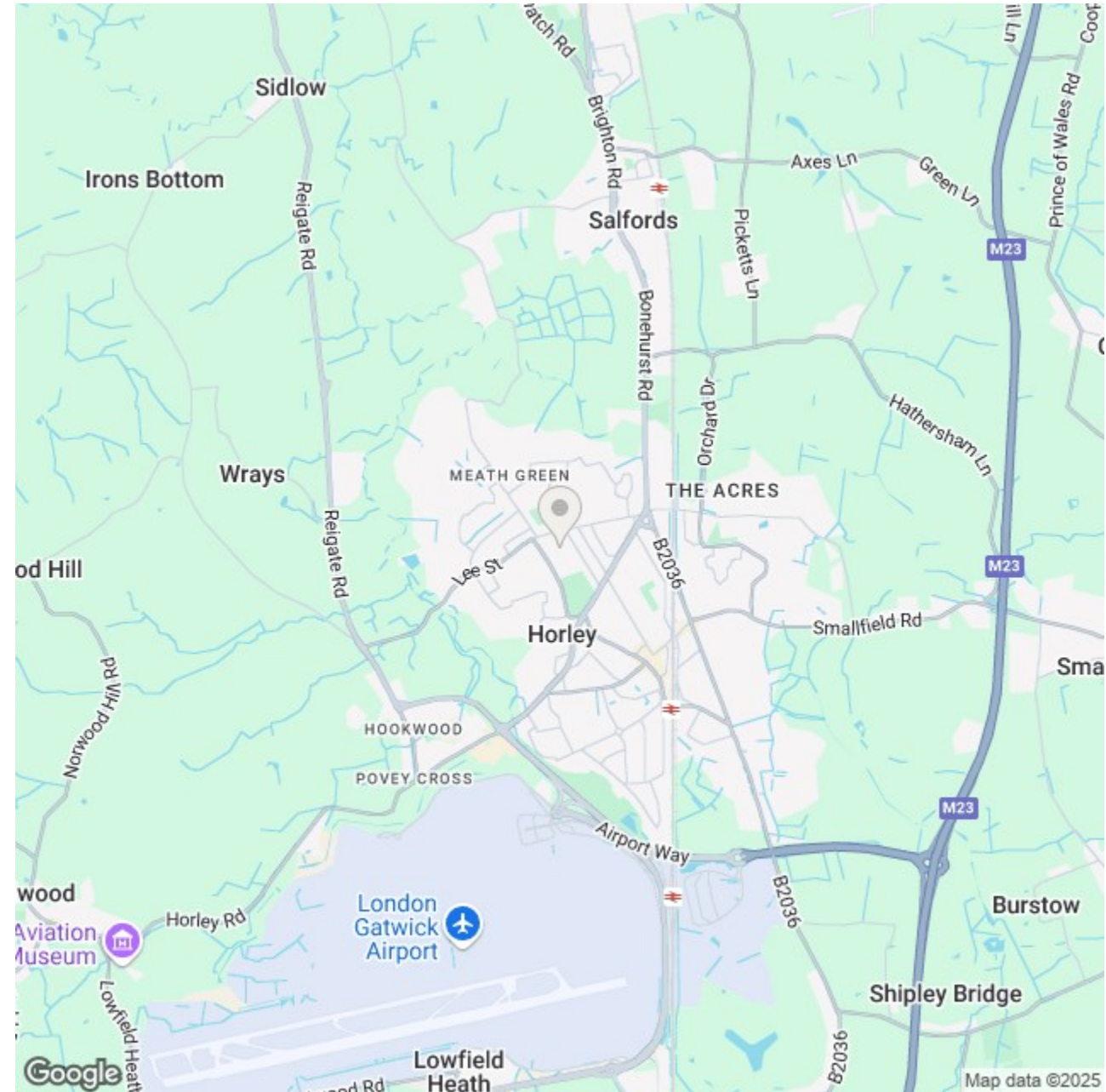


- Semi-Detached Period Property
- Quiet Cul-De-Sac Location
- Living Room with Feature Bay Window
- Separate Dining Room with Storage
- Galley Style Kitchen with Bi-Fold Doors
- Guest Cloakroom
- Three Bedrooms
- Usable Dual Aspect Loft Room
- Garage & Parking
- South West Facing Garden with Decked Terrace



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		72
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



Internal Area: 1315.00 sq ft

Tenure: Freehold

Local Authority: Reigate & Banstead BC

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 1315 sq. ft / 122.24 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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