



**22 Fairlawns, Horley, RH6 9HD**  
**Offers In Excess Of £500,000**



# JAMES DEANE

ESTATE AGENTS

This attractive detached family home is conveniently situated in popular residential neighbourhood within walking distance of the town's amenities, mainline station and local secondary school. The property is offered with no onward chain and features three bedrooms, guest cloakroom, dual aspect living room, conservatory, kitchen with integrated appliances, front and rear gardens, garage and ample parking.





This attractive detached family home is conveniently situated in a popular residential neighbourhood walking distance to local schools, the mainline station and the town centre.

The property is offered to market with NO ONWARD CHAIN and provides buyers with scope to apply their own decorative touches. The accommodation includes a recently installed new boiler and consists of an entrance hall with cloakroom. A dual aspect living room with a working fireplace leads onto the conservatory via patio doors, which benefits from tiled flooring, fitted blinds, ceiling fan and provides direct access to the garden via French Doors. Downstairs is completed by a kitchen that also provides external access and is connected to the living room. It features wooden cabinetry, stylish ironmongery, decorative splashback tiling and integrated appliances including dishwasher and a Bosch oven with warming plate.

Upstairs consists of three double bedrooms, family bathroom and loft storage. The two main bedrooms include fitted wardrobes and the third includes eaves storage, whilst the bathroom features floor to ceiling tiling, a large shower enclosure and chrome towel radiator.

Externally, the property features a storm porch, front garden, block paved driveway with parking for multiple vehicles, single garage and side access along both elevations to the private rear garden. The garden is mainly laid to lawn and includes a block paved patio.

Location is always key, and it is no exception here as this property is within walking distance to the bustling 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 station provides services to London & the south coast.









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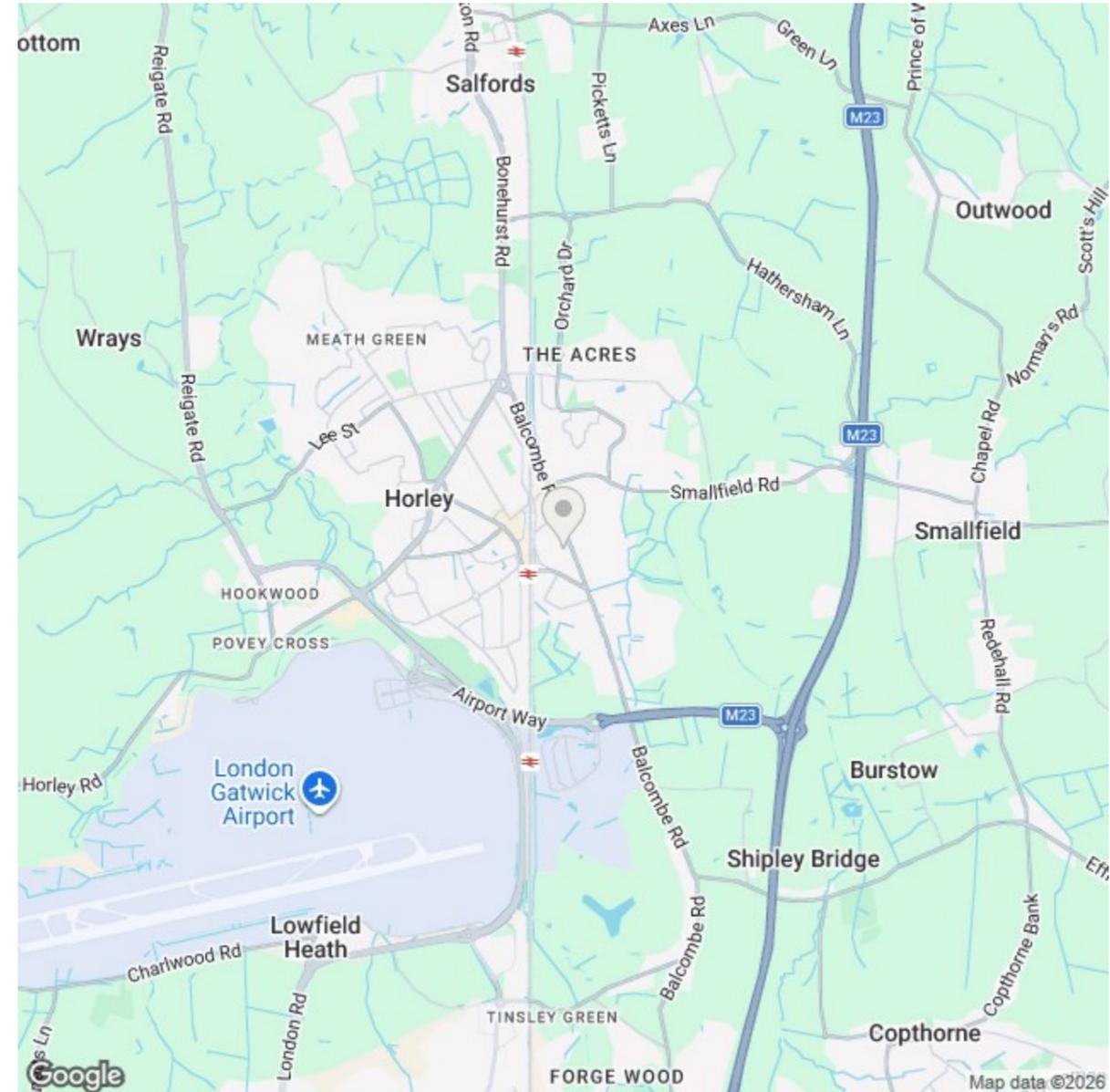


- Detached Family Home
- No Onward Chain
- Convenient Location Within Walking Distance of Town, Schools and Mainline Station
- Three Bedrooms
- New Boiler
- Kitchen with Integrated Appliances
- Dual Aspect Living Room with Feature Fireplace
- Conservatory
- Front & Rear Gardens
- Garage & Private Driveway Offering Parking for Multiple Vehicles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



**Internal Area: 1339.00 sq ft**

**Tenure: Freehold**

**Local Authority: Reigate & Banstead BC**

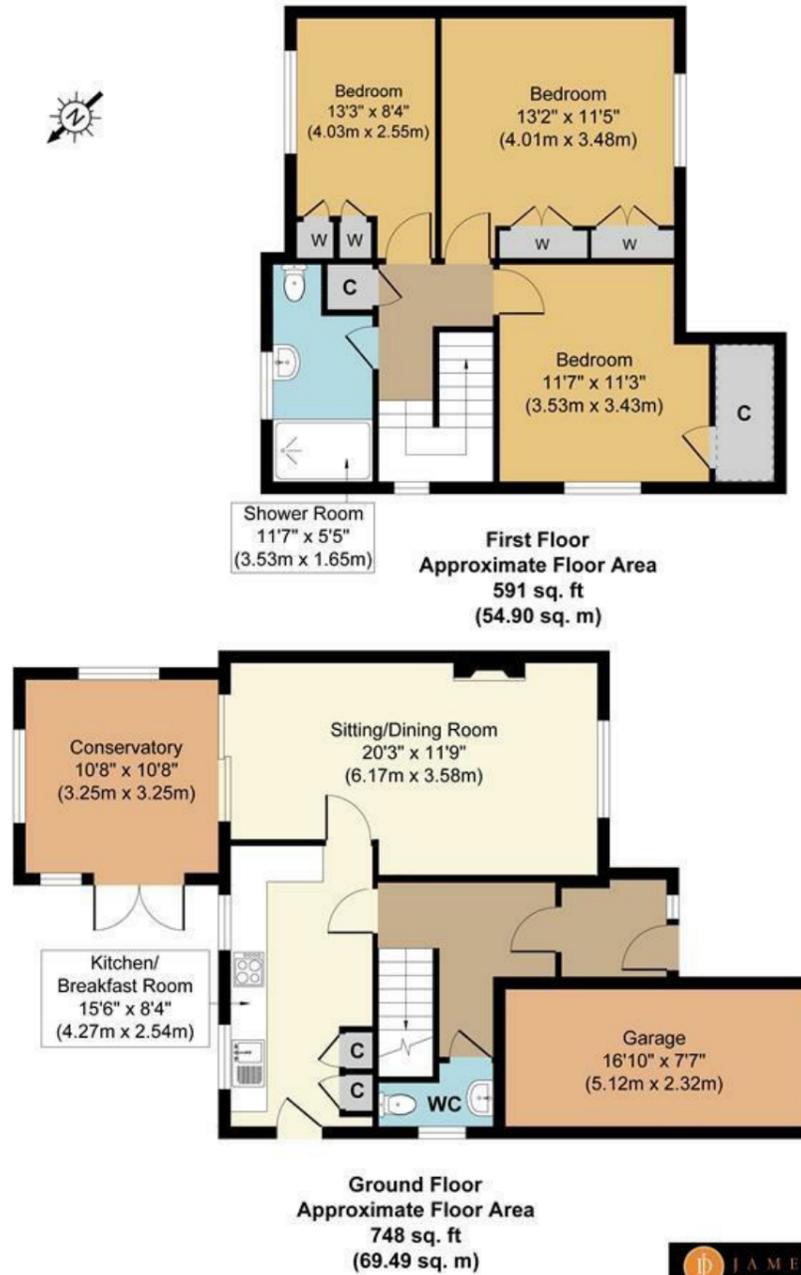
**Council Tax Band: E**

**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



### Fairlawns, RH6 Approx. Gross Internal Floor Area 1339 sq. ft / 124.39 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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