



71. Church Road, Horley, Surrey, RH6 8AB

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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 a popular cul-de-sac location, this character property is offered with NO FORWARD CHAIN. Currently rented, the owner has invested a lot in the property over the past few years, from re double glazing and plastering, to re decorating and re carpeting throughout.

The property boasts a well-appointed lounge with feature fireplace and large double glazed sash windows overlooking the front. The dining room is situated to the rear and leads through to the kitchen which has a range of wall and base units, tiled splash backs, range oven and direct access outside. The ground floor is completed by a modern bathroom with



floor to ceiling tiles and a white bathroom suite.

On the first floor are three double bedrooms, offering different aspects, and loft storage.

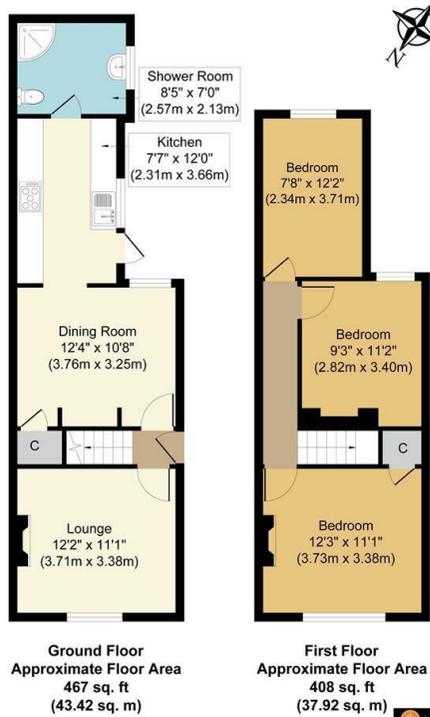
Outside to the rear is a family garden with a lawn, paved seating area, timber garden shed and access to the side. At the front of the property is off road parking. PLEASE NOTE: the adjacent garage visible in the lead photo and the parking in front is separately owned and does not fall within the demises of the property we are marketing.

Location is always key, and it is no exception here as the property is walking distance to the town centre and mainline station, which offer residents a great mix of local amenities and excellent transport links. Gatwick is only ten minutes away and Horley mainline station provides fast services to London and the south coast. The property is also situated within walking distance of the well-known and popular pub and restaurant The Six Bells.

**Offers In Excess Of £475,000**



# Floor plan

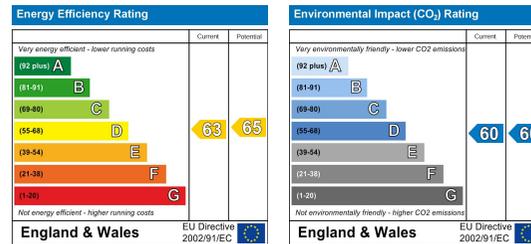


Church Road, RH6  
 Approx. Gross Internal Floor Area 875 sq. ft / 81.34 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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: D



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