



2 Reeves Crescent, Horley, RH6 8NJ

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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

This attractive semi-detached property is presented to a high standard and is situated in a popular road close to the center of Westvale Park.

The property was built in 2018. The thoughtful design process has ensured the development exudes a close-knit neighborhood feel and sense of community. The property is still under NHBC warranty and includes solar panels.

The ground floor accommodation features an entrance hall and cloakroom that leads into a contemporary open plan living space. The kitchen features a gas hob, integrated oven,



fridge freezer and dishwasher. The lounge/diner includes additional storage and enjoys a views of the garden, which is accessed via French Doors onto the patio.

Upstairs includes two double bedrooms, bathroom and loft storage. The master bedroom includes, fitted wardrobes. The modern bathroom, has a white suite, separate double shower cubicle, part tiled wall and downlighting.

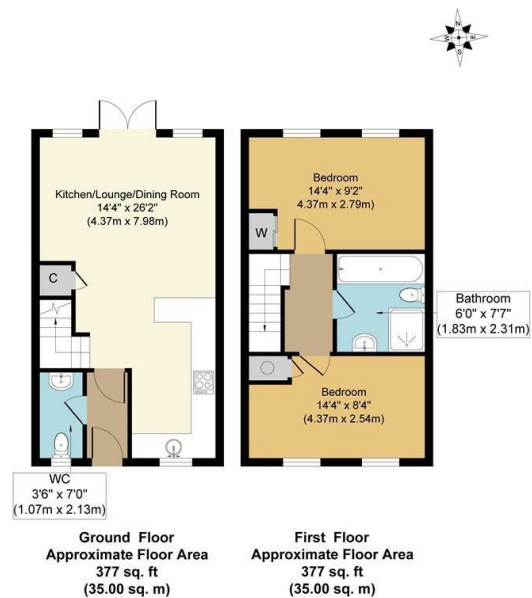
Externally, the property is approached by a paved footpath with storm porch. The private rear garden is mainly laid to lawn with a patio and side access. Set to the front is off road parking for two vehicles.

Location is always key and is no exception here with nature on your doorstep. Westvale Park is an impressive development of beautifully designed and well-crafted family homes. The property is a short distance from the thriving towns of Reigate and Horley, which offer residents a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and Horley mainline railway provides fast services to London and the south coast.

**Offers In The Region Of £410,000**



# Floor plan



Reeves Crescent, RH6  
Approx. Gross Internal Floor Area 754 sq. ft / 70.00 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>89</b>	<b>89</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

TENURE: Freehold  
Council Tax Band: D

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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.