



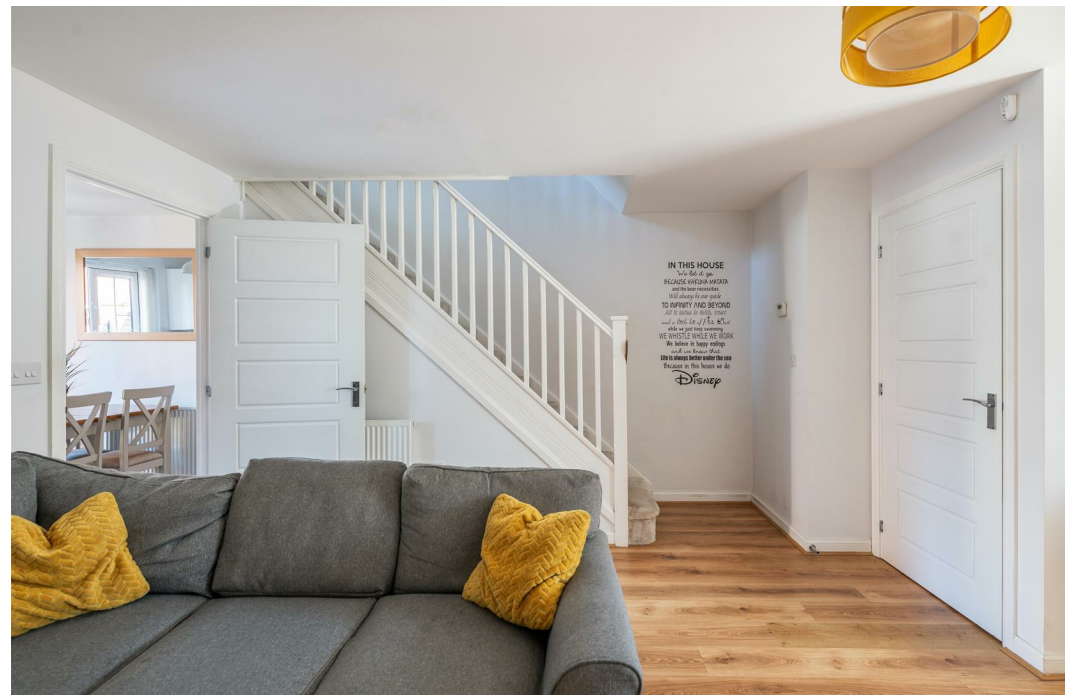
3 Brookfield Drive, Horley, Surrey, RH6 9HN
Asking Price £450,000



JAMES DEANE

ESTATE AGENTS

This attractive family home is situated on the popular Acres development and within walking distance of local amenities. The property has been lovingly maintained and offers contemporary living with a kitchen/diner, spacious reception, three bedrooms, two bathrooms, garden, garage and parking.





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

This attractive family home has been lovingly maintained and offers a perfect blend of modern living and comfort.

Situated in a popular residential neighbourhood, the property was built in 2014. The thoughtful design process has ensured the development exudes a close-knit neighbourhood feel and sense of community. The Acres is a lovely family friendly area with children's play areas and fields close by.

The property has been upgraded by the owners including decoration throughout and the addition of a new extended patio and an artificial lawn. There is scope to add further value as the adjoining garage could easily be adapted for habitable use if necessary and benefits from a vaulted ceiling and windows to the front.

The ground floor accommodation features an entrance hall and guest cloakroom that leads to a spacious living room with bay window. Beyond is a contemporary kitchen/diner overlooking the garden, which features white gloss units, storage cupboard, integrated oven and gas hob, and French Doors that access the patio area.

Upstairs includes three bedrooms. The principal bedroom includes an ensuite with stylish decorative tiling and white sanitary ware, and this theme is replicated in the main bathroom. The other double bedroom features integrated storage and upstairs is completed by loft storage.

Externally, the property is approached by a paved footpath with storm porch. The garage and parking is to the rear and there is side access to the garden.

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

There is an annual management fee of £178.









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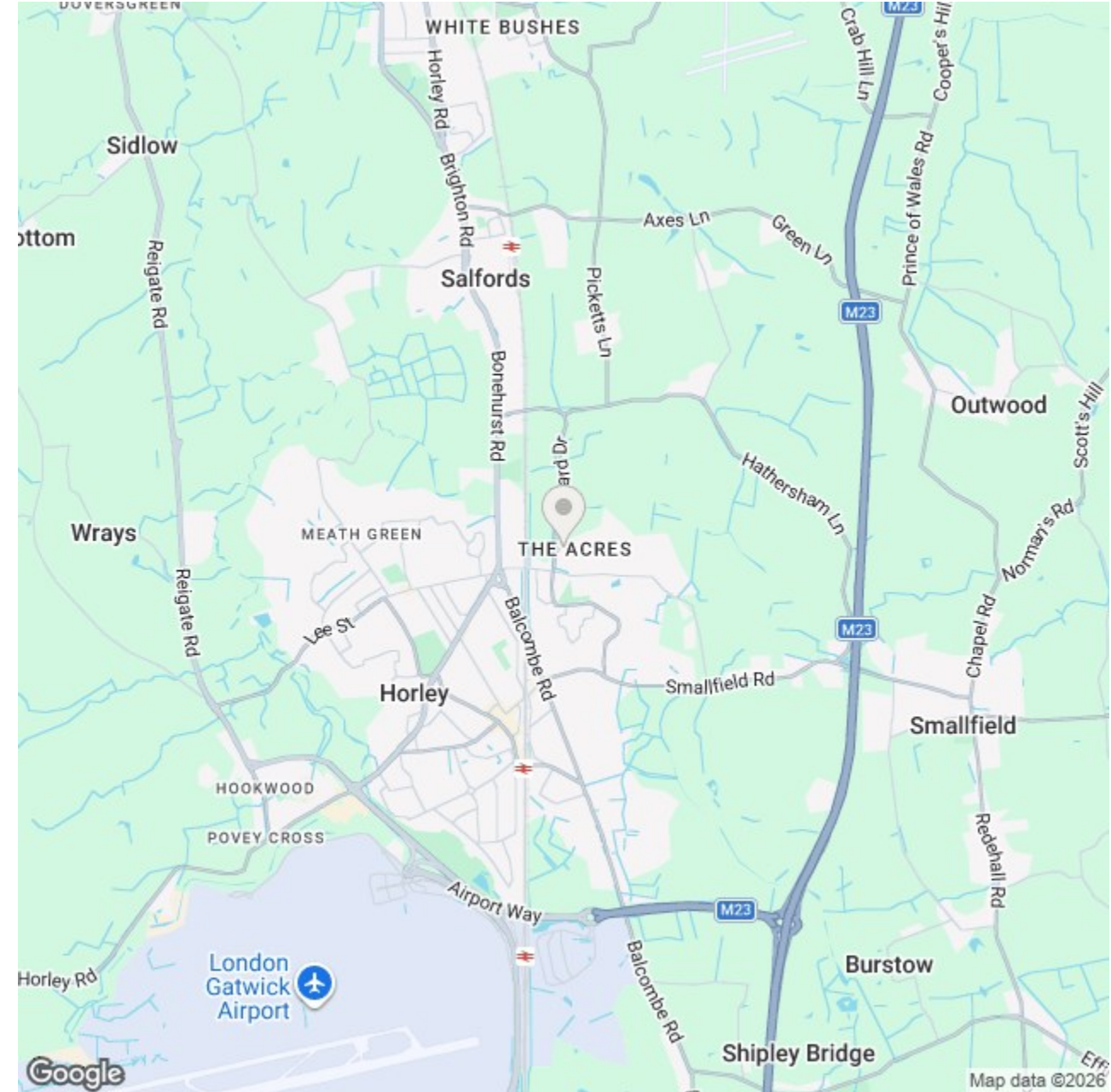


- Attractive Family Home
- Popular Residential Neighbourhood
- Spacious Living Room with Bay Window
- Contemporary Kitchen/Diner with French Doors to Garden
- Guest Cloakroom
- Three Bedrooms
- Principal Bedroom with Ensuite
- Parking & Garage with Vaulted Ceiling and Window Offering Scope for Adaptation
- Garden with Patio & Artificial Lawn
- Close to Local Amenities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(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: 838.00 sq ft

Tenure: Freehold

Local Authority: Reigate & Banstead BC

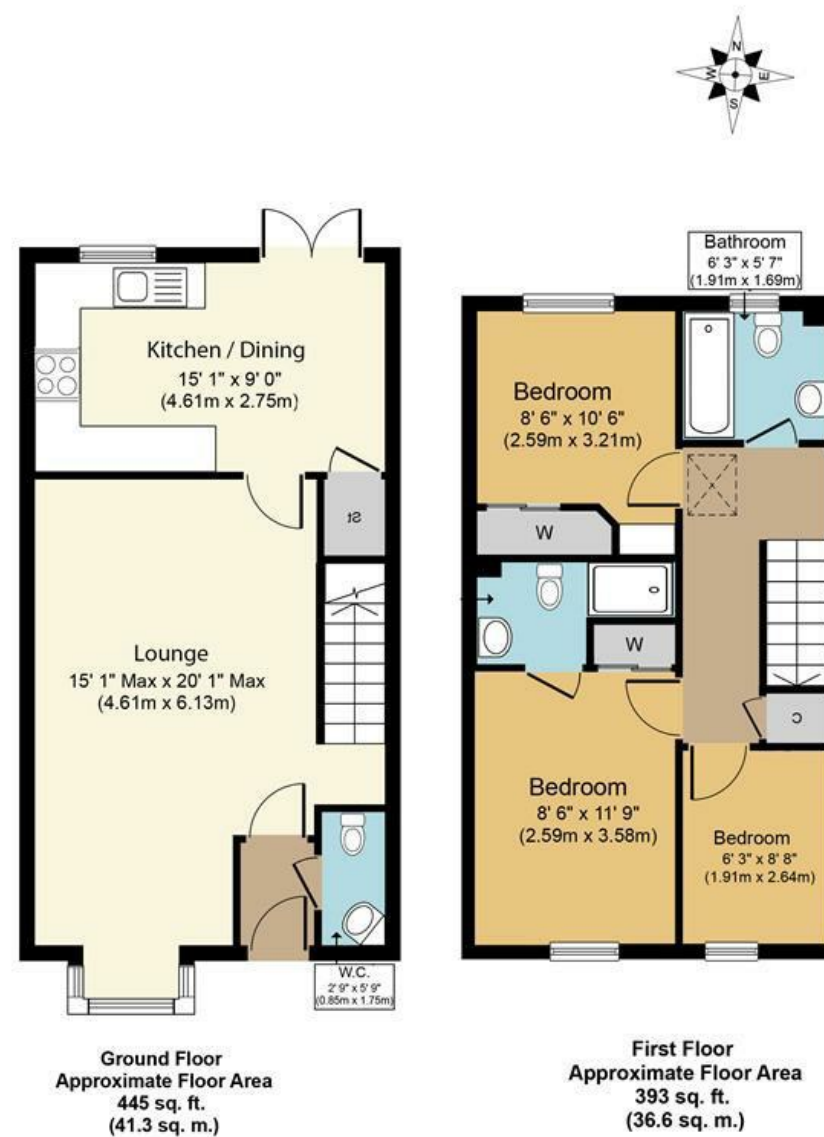
Council Tax Band: D

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**Do you need a mortgage?
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FLOOR PLAN



Brookfield Drive, RH6



Approx. Gross Internal Floor Area 838 sq. ft. (77.9 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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