



11 Hardy Close, Horley, RH6 8SL
Asking Price £437,250



JAMES DEANE
ESTATE AGENTS

This attractive family home is situated in a quiet cul-de-sac and is offered to the market with NO ONWARD CHAIN. The property features three bedrooms, dual receptions, guest cloakroom, garage, parking and a private garden.





This semi-detached home is conveniently situated in a quiet cul-de-sac in the Meath Green area of town, close to Meath Green Infant and Primary Schools, the Leisure Centre, and a range of local amenities. The property presents a wonderful opportunity for those looking to make a home truly their own and is offered to market with NO ONWARD CHAIN

The accommodation includes an entrance porch with guest cloakroom that has been refurbished. There is a good size living room to the front, which leads onto a separate dining room and kitchen to the rear. There is direct access from the dining room to the garden whilst the kitchen features wooden cabinetry, decorative splashback tiling and an integrated oven and gas hob. These two rooms could easily be combined to create an open plan kitchen/diner if required.

Upstairs, the first floor includes two double bedrooms each with integrated wardrobes, a single bedroom, family bathroom and loft storage.

Externally, the property is approached by a paved footpath and features a driveway and single garage that is equipped with power, lighting and vaulted ceiling offering additional storage space. The private rear garden is mainly laid to lawn with a patio and offers direct access to the garage.

Location is always key and is no exception here. Situated in a peaceful location, this home benefits from a no onward chain, allowing for a smooth transition for potential buyers. With the opportunity to personalise and put your own stamp on the property, this house is a blank canvas waiting for your creative touch. The property 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 Horley mainline station provides fast services to London and the south coast.









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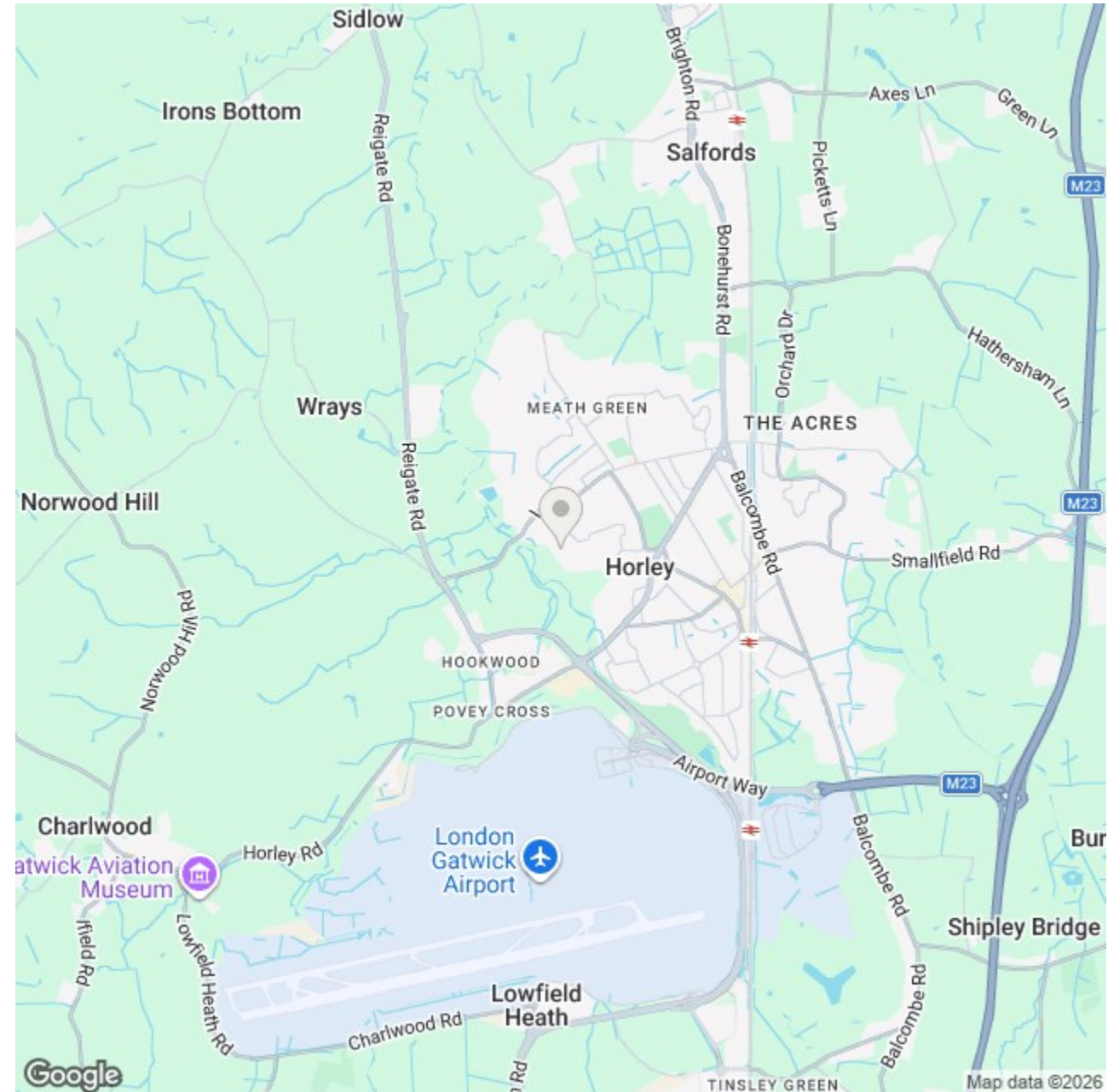


- No Onward Chain
- Quiet Cul-De-Sac Location
- Three Bedrooms
- Twin Receptions
- Kitchen with Integrated Oven & Gas Hob
- Guest Cloakroom
- Double Glazing & Gas Central Heating
- Driveway & Single Garage with Vaulted Ceiling, Power & Lighting
- Side Access to Private Rear Garden
- Close to Local Amenities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(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: 727.00 sq ft

Tenure: Freehold

Local Authority: Reigate & Banstead BC

Council Tax Band: D

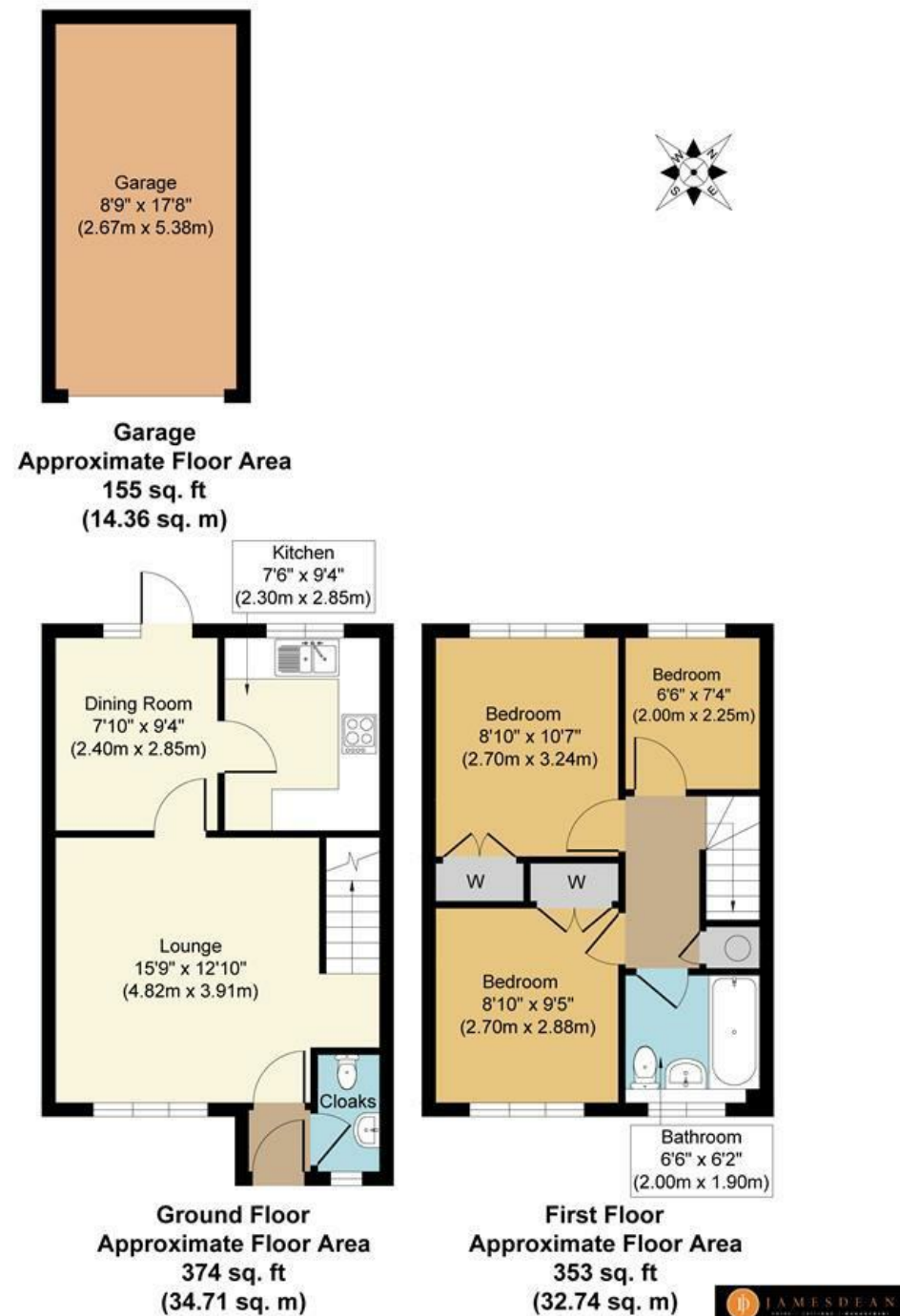
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If so we can provide you with a free market appraisal.**

**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.**

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FLOOR PLAN



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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