



8 The Fieldings, Horley, RH6 9AJ
Offers In Excess Of £675,000



JAMES DEANE
ESTATE AGENTS





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

Tucked away in a lovely cul de sac of similar sized properties, is this beautifully presented and extended detached family home. Presented to a high standard throughout by the current owners, this home would be perfect for buyers looking for a property that they can move straight into.

There is a spacious lobby with storage which then opens through to a welcoming entrance hallway with an understairs storage cupboard and cloakroom. The cosy and well appointed lounge, is set off to the right hand side and has the bonus of a wood burning stove. A modern and sleek kitchen/diner is the real social space of this home, with matching wall and base units, solid wood worktops, integrated appliances, space for a good sized breakfast table and downlighting. This area then opens through to the extension, which provides a lovely dining space. that spans the rear of the property. A real feature of this area is the vaulted ceiling with large velux windows, that floods the room with natural light and bi fold doors that open out to the rear garden. Set off this room is a separate home office, perfect for those buyers that work from home.

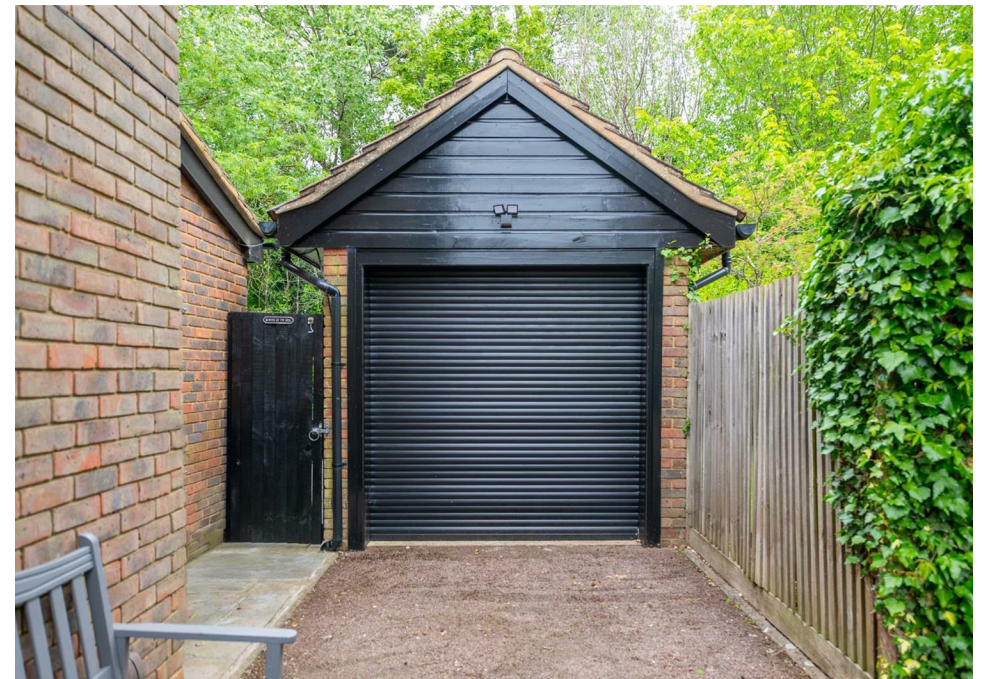
On the first floor, there are four bedrooms of which two are good sized doubles and a further two good sized singles. All the bedrooms have fitted wardrobes or large built in storage cupboard. There is a spacious and modern family bathroom with a white suite, part tiled walls, separate double shower cubicle and downlighting.

To the rear is a low maintenance garden with lawn and paved seating area as well as direct access to the detached garage and the side of the property. In addition the property has off road parking for a number of vehicles. set to the front and side.

Langshott is popular with all age groups and is within walking distance of Horley town centre and it's collection of shops and restaurants as well as main line train station. Also there are a collection of popular local schools on the door step, as well as public transport.









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- Cul de sac location
- Extended detached family home
- Lounge
- Kitchen/Diner
- Rear Extension & Home Office
- 4 Bedrooms
- Spacious family bathroom & Cloakroom
- Low maintenance garden
- Detached garage & Parking
- Beautifully presented



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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: 1365.00 sq ft

Tenure: Freehold

Local Authority: Reigate and Banstead

Council Tax Band: F

Do you have a property to sell?

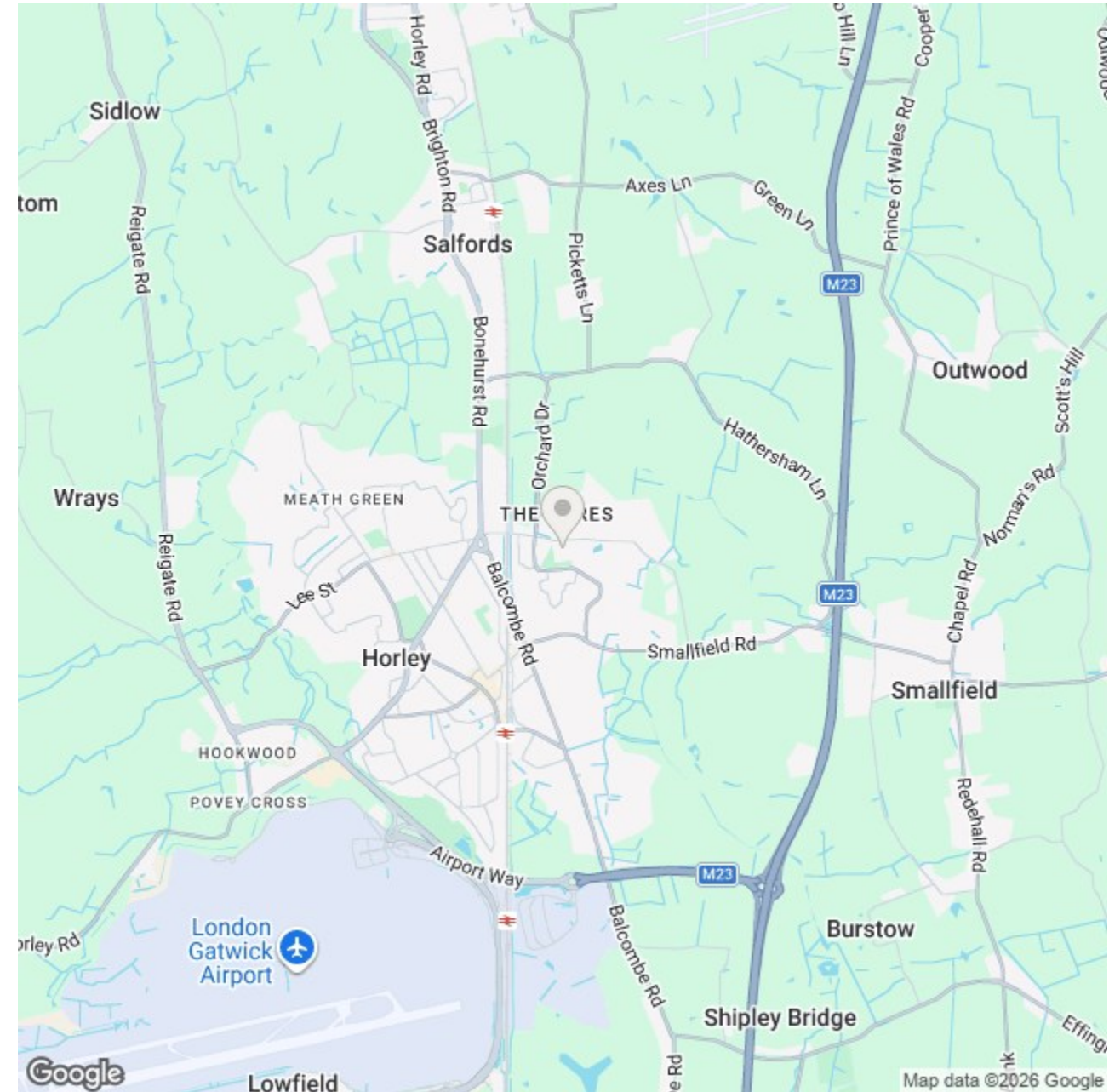
If so we can provide you with a free market appraisal.

Do you need a solicitor?

We can provide you with no obligation quotes from our panel of preferred solicitors.

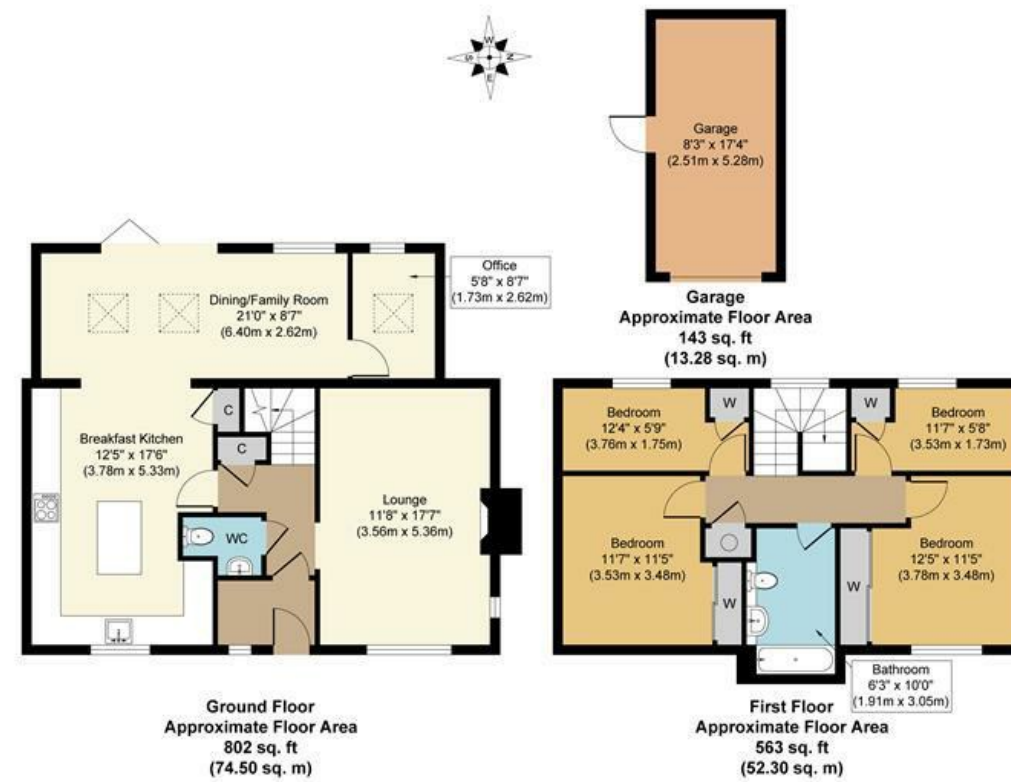
Do you need a mortgage?

We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.



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FLOOR PLAN



The Fieldings, RH6
Approx. Gross Internal Floor Area 1365 sq. ft / 126.80 sq.
(Excluding Garage)



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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