



25 Grassmere, Horley, RH6 9UG

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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

Tucked away in a popular cul de sac in Langshott, is this well presented end of terraced family home offering a modern interior throughout and is a perfect choice for first time buyers or 2nd time movers.

The accommodation comprises of an entrance hall that opens through to a bright and airy spacious lounge/Diner with a patio door opening out to the rear garden. The family kitchen is set to the front and has a range of matching wall and base units, space for white goods and tiled splash backs.



On the first floor are three bedrooms, with the master having fitted wardrobes. The modern bathroom has a white suite, part tiled walls and frosted window to the front.

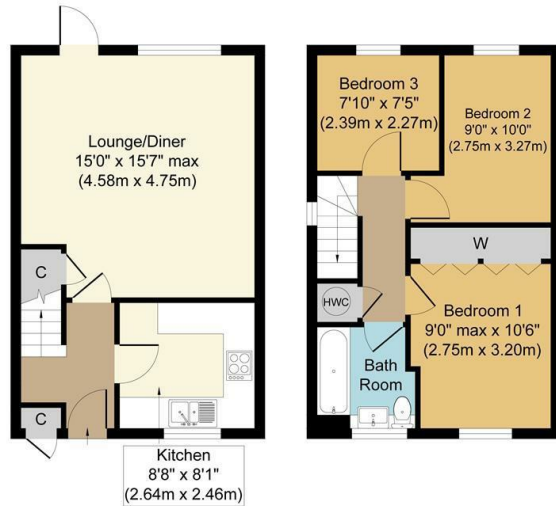
Outside to the rear is a good sized garden mainly laid to lawn, with paved seating area and side access. Set to the front is communal residents parking.

Location is always key and it is no exception here as the property is walking distance to the bustling town of Horley, which offers residents an excellent mix of local amenities and great transportation links. The mainline station provides fast services to London and the south coast, whilst Gatwick airport can be reached in 15 minutes by car.

Offers In The Region Of £425,000



Floor plan



Ground Floor
Approximate Floor Area
364 sq. ft
(33.80 sq. m)

First Floor
Approximate Floor Area
365 sq. ft
(33.90 sq. m)



Grassmere, RH6
Approx. Gross Internal Floor Area 729 sq. ft / 67.70 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 | |
|---|-------------------------|
| Current | Potential |
| 72 | 87 |
| Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (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 |

TENURE: Freehold
Council Tax Band: D

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