



**11 Lechford Road, Horley, RH6 7NB**  
**Asking Price £685,000**



# JAMES DEANE

E S T A T E A G E N T S

The location of this attractive family home offers appeal. It is situated within the catchment area for a number of well-regarded schools and within walking distance of the vibrant town centre of Horley, offering an excellent selection of shops, cafés and local amenities. Horley mainline station provides fast and convenient rail services to London and the South Coast, while Gatwick Airport is just a 10-minute drive away.





This impressive detached family home has been thoughtfully extended and reconfigured by the current owners to provide spacious, versatile accommodation across two floors, perfectly suited to modern family living.

The property has undergone a number of significant improvements, including the conversion of the former garage into a superb study/music room and the amalgamation of the original kitchen and utility areas to create a generous open-plan kitchen/breakfast room. A newly constructed detached garage with electric roller door and a separate utility room further enhance the practicality and appeal of the home.

The ground floor accommodation is both spacious and well balanced, comprising a welcoming entrance hall with guest cloakroom, a versatile study, and an impressive dual-aspect living room with French doors opening into a separate dining room. The dining room in turn provides access to both the conservatory and the kitchen, creating an excellent flow for everyday living and entertaining alike.

The contemporary kitchen/breakfast room is fitted with stylish grey gloss units and a range of integrated appliances, including twin ovens, a dishwasher, full-height fridge and full-height freezer. A separate utility room with sink and direct external access completes the ground floor.

Upstairs, the property offers four genuine double bedrooms, including a spacious principal suite featuring twin fitted wardrobes and an en-suite bathroom. The remaining bedrooms are served by a well-appointed family bathroom, while a partially boarded loft with ladder access provides useful additional storage.

Externally, this attractive freehold home benefits from extensive block-paved driveway parking for multiple vehicles, a storm porch entrance, and side access leading to the rear garden. The garden itself features a substantial patio area, a well-maintained lawn, and a detached garage with electric roller door.









JAMES DEANE  
ESTATE AGENTS



- Quiet Cul-De-Sac Location
- Adapted & Extended Family Home
- Three Receptions
- Conservatory
- Kitchen/Breakfast Room with Integrated Appliances
- Utility Room & Guest Cloakroom
- Four Generous Double Bedrooms
- Principal Bedroom with Ensuite
- Block Paved Driveway & New Garage with Electric Roller Door
- Front & Rear Gardens



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Internal Area: 1593.00 sq ft**

**Tenure: Freehold**

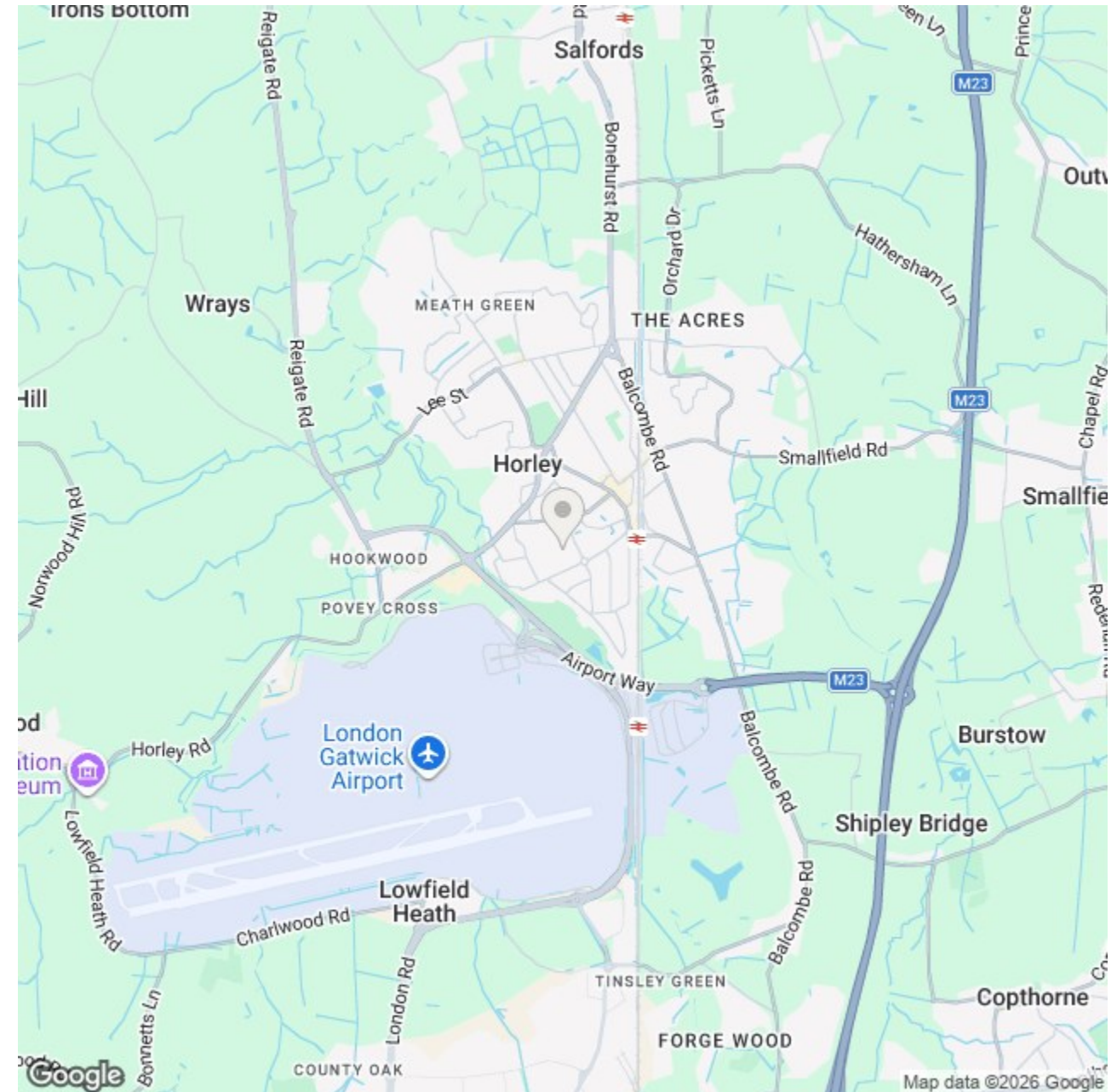
**Local Authority: Reigate & Banstead BC**

**Council Tax Band: F**

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**Do you need a solicitor?  
We can provide you with no obligation quotes from our panel of preferred solicitors.**

**Do you need a mortgage?  
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## FLOOR PLAN



**Lechford Road, RH6**  
**Approx. Gross Internal Floor Area 1593 sq. ft / 148.00 sq. m**  
**( 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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**JAMES DEAN**  
E S T A T E A G E N T S

**67 HIGH STREET, REIGATE, RH2 9AE**  
**T: 01737 242331 F: 01737 243481**  
**E: [reigate@jamesdeanproperty.co.uk](mailto:reigate@jamesdeanproperty.co.uk)**

**66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ**  
**T: 01293 784411 F: 01293 784422**  
**E: [info@jamesdeanproperty.co.uk](mailto:info@jamesdeanproperty.co.uk)**

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