



13. Blacksmith Road, Horley, Surrey, RH6 9FF

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JAMES DEANE
ESTATE AGENTS

This attractive coach house is located on the popular Acres development and is offered to the market with NO FORWARD CHAIN.

The accommodation consists of an entrance hall, which leads up to the first floor. There is a spacious double aspect lounge/dining area with built in double storage cupboard, wood effect flooring and shutters. The kitchen has wood effect wall and base units, with integrated fridge/freezer, dishwasher and space for a washing machine. In addition there are two well appointed double bedrooms and a modern



bathroom with white suite and downlighting. There is also the bonus of a large private loft.

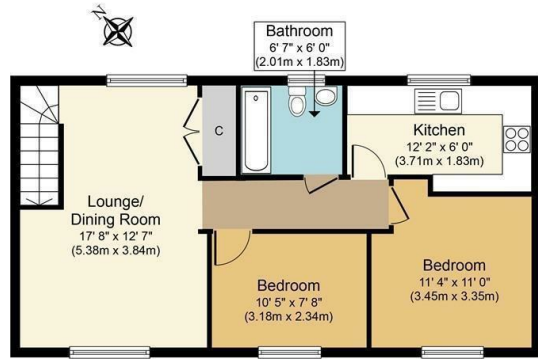
Externally to the rear, there are three allocated parking space. There is public transport within a short walk as well as a collection of local shops. The Acres features a number of public footpaths and play parks, which benefit the local residents, fitness enthusiast and dog walkers.

The Acres in Horley is an impressive development of beautifully designed and well-crafted family homes. It is close to the thriving town of Horley, which offers residents an excellent mix of local amenities. With easy access to the beautiful countryside of the Weald and North Downs, it is also benefits from excellent transport links. Gatwick is only 10 minutes away and Horley mainline railway station provides services to London and the south coast.

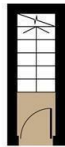
Offers In The Region Of £325,000



Floor plan



First Floor
Approximate Floor Area
608 sq. ft.
(56.5 sq. m.)



Approx. Gross Internal Floor Area 630 sq. ft. (58.5 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 lending 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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TENURE: Freehold
Council Tax Band: C



Energy Efficiency Rating	Current	Potential
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	

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