



Brandy Hollow 104 Balcombe Road, Horley, RH6 9BW
Offers In The Region Of £1,000,000



JAMES DEANE
ESTATE AGENTS

Located off the Balcombe road in Horley with in easy reach of the town centre, is this charming and sizeable detached family home. Set behind tall brick walls, this property has a lot to offer it's new owners With the potential for you to still put you own mark on your next home





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

Located off the Balcombe road in Horley with in easy reach of the town centre, is this charming and sizeable detached family home. Set behind tall brick walls, this property has a lot to offer it's new owners With the potential for you to still put you own mark on your next home and offered to the market with NO FORWARD CHAIN, what more could you ask for.

A spacious entrance hall with wood effect flooring leads through to the triple aspect double glazed conservatory which then has double doors opening out to the rear garden. The dual aspect lounge is set off to the right hand side with feature fireplace and beamed ceiling. A good sized triple aspect formal dining room occupies the left hand side of the property, also with beamed ceiling and feature fireplace. The farmhouse kitchen/breakfast room is set to the front and has matching wall and base units, centre island as well as space for white goods. Leading off this room is the converted double garage, which has a range of storage cupboards and a utility area with space for washing machine and tumble dryer as well as access to the front and rear. This area would be prime to make into an additional ground floor accommodation if required. Attached to the side is a sizeable purpose built storage room.

On the first floor are four double bedrooms each with different aspects, as well as a spacious family bathroom and separate upgraded shower room. Outside to the rear is a large family garden, with paved seating area and mainly laid to lawn with a natural pond and mature Willow tree's. There are also a collection of brick built storage sheds, large timber shed, greenhouse and side access to the front.

Located at the front of the property is off road parking for numerous vehicles. The property is situated with in a short walk of Horley main line station and it's connection to the city and the coast. In addition Horley town centre offers a varied selection of shops, restaurants and supermarket









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- Sizeable plot
- Character detached family home
- 3 Reception rooms
- Kitchen/Breakfast room
- 4 Bedrooms
- 2 Bathrooms
- Converted double garage
- Large mature rear garden
- Off road parking for numerous vehicles
- NO FORWARD CHAIN



J A M E S D E A N
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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	

Internal Area: 2686.00 sq ft

Tenure: Freehold

Local Authority: Reigate and Banstead

Council Tax Band: G

Do you have a property to sell?

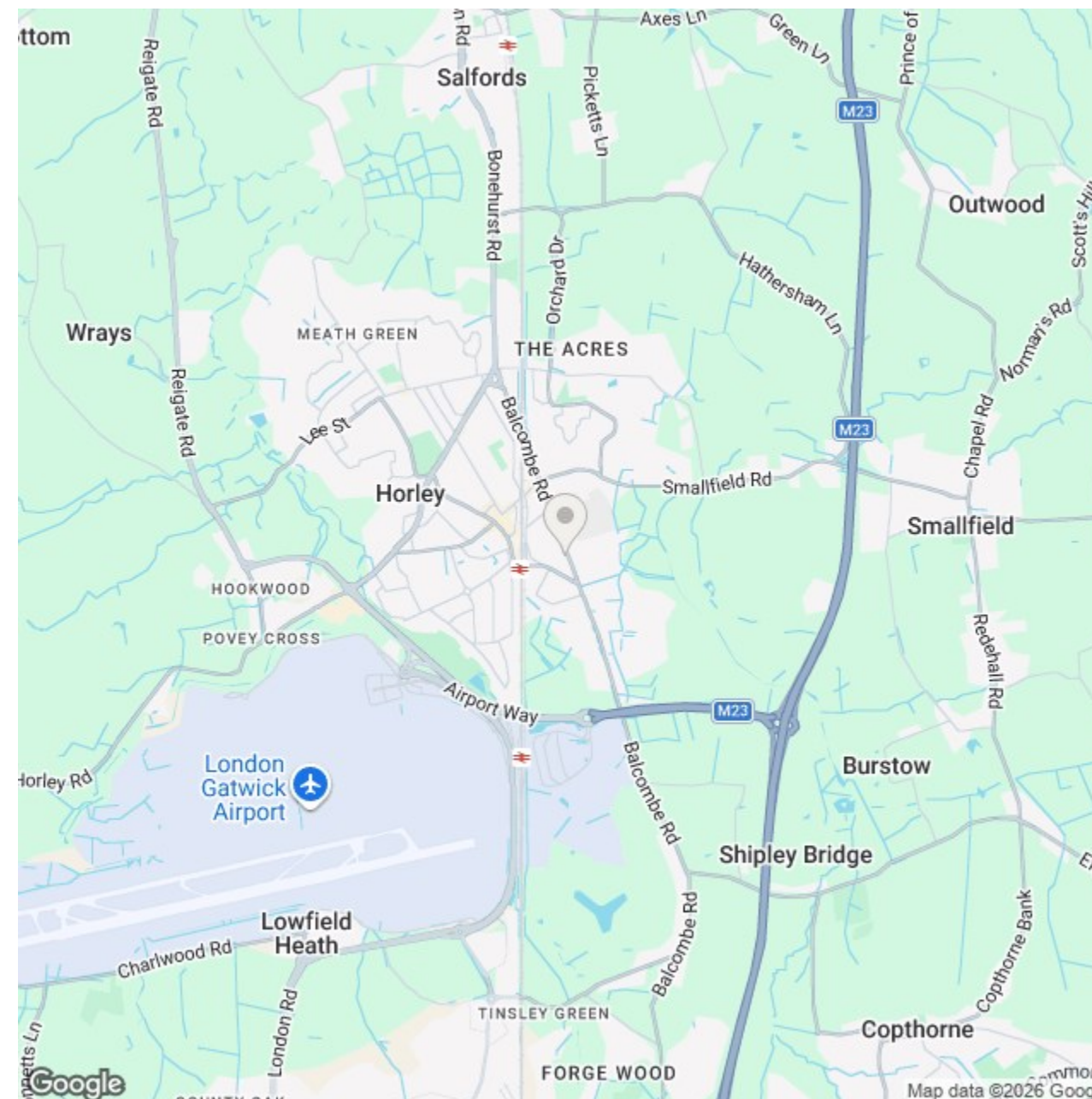
If so we can provide you with a free market appraisal.

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.



FLOOR PLAN



Balcombe Road, RH6

Approx. Gross Internal Floor Area 2686 sq.ft. / 249 sq. m.

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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