

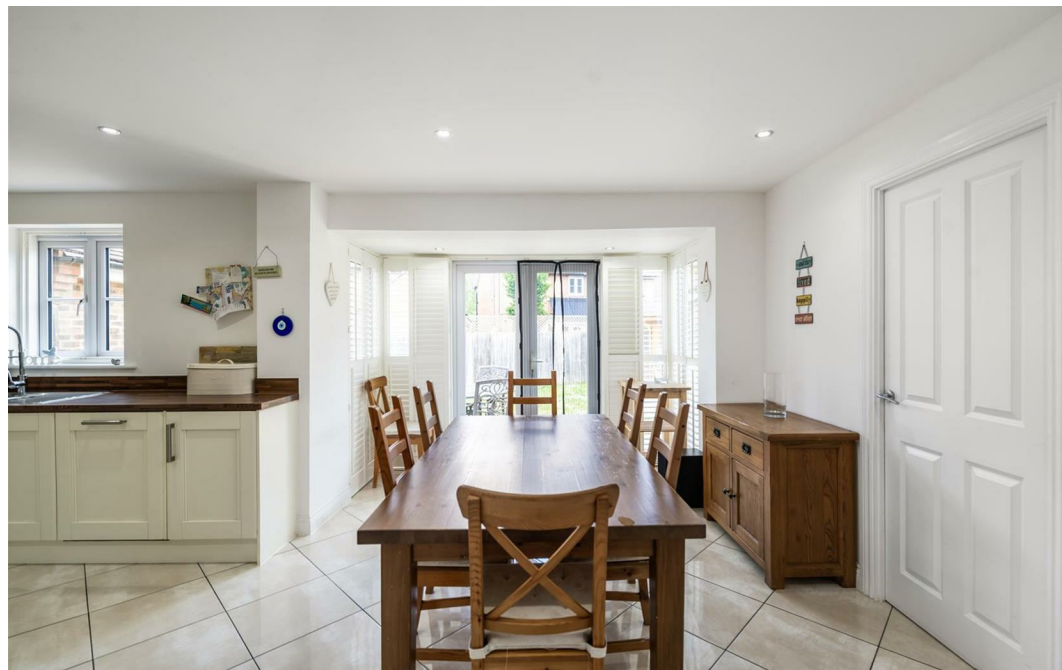


3 Chalkfield Road, Horley, RH6 9FT
Offers In Excess Of £675,000



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

This attractive family home is situated in a quiet cul-de-sac within walking distance of the town centre. The property offers four bedrooms, principal with ensuite, two receptions, a wonderful kitchen/diner, utility room, guest cloakroom, garage, parking and garden.





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

A beautifully presented detached family home located on the popular Acres development, situated in a sought after road of similar sized properties.

As you enter the property, you are greeted by a spacious hallway with tiled floor and a guest cloakroom. The ground floor accommodation includes a study and a well appointed lounge with large bay window overlooking the front and wood effect flooring. A kitchen/diner spans the entire width of the rear of the property and features a large box bay window with patio doors leading out to the garden. The kitchen is finished with cream wall and base units, integrated appliances, tiled splash backs. There is the added bonus of a separate utility room offering direct access to the garden, with space for washing machine and tumble dryer, as well as storage cupboards.

On the first floor, there is a semi galleried landing with airing cupboard and loft access. There are four bedrooms with the master bedroom including an en-suite shower room and fitted wardrobes. The family bathroom is finished to a high standard with a white suite and a separate shower cubicle. All of the bedrooms benefit from wooden window shutters.

Outside to the rear is a low maintenance garden with paved seating areas, lawn, timber garden summer house with power, and direct access into the detached garage. The garage currently has been converted to a home gym. Set to the front of the garage is off road parking and Ev charging

Location is always key and it is no exception here as this property falls within the catchment area for Trinity Oaks School and is nearby a play area, open countryside and riverside walk offering nature on your doorstep. It is close to the thriving town of Horley, which offers residents a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and Horley mainline station provides fast services to London and the South coast









JAMES DEANE
ESTATE AGENTS



- Detached family home
- Lounge
- Study & Cloakroom
- Kitchen/Diner
- Utility Room
- 4 Bedrooms
- En Suite & Family bathroom
- Low maintenance rear garden
- Detached garage & Parking
- Popular local development



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	80	83
(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: 1796.00 sq ft

Tenure: Freehold

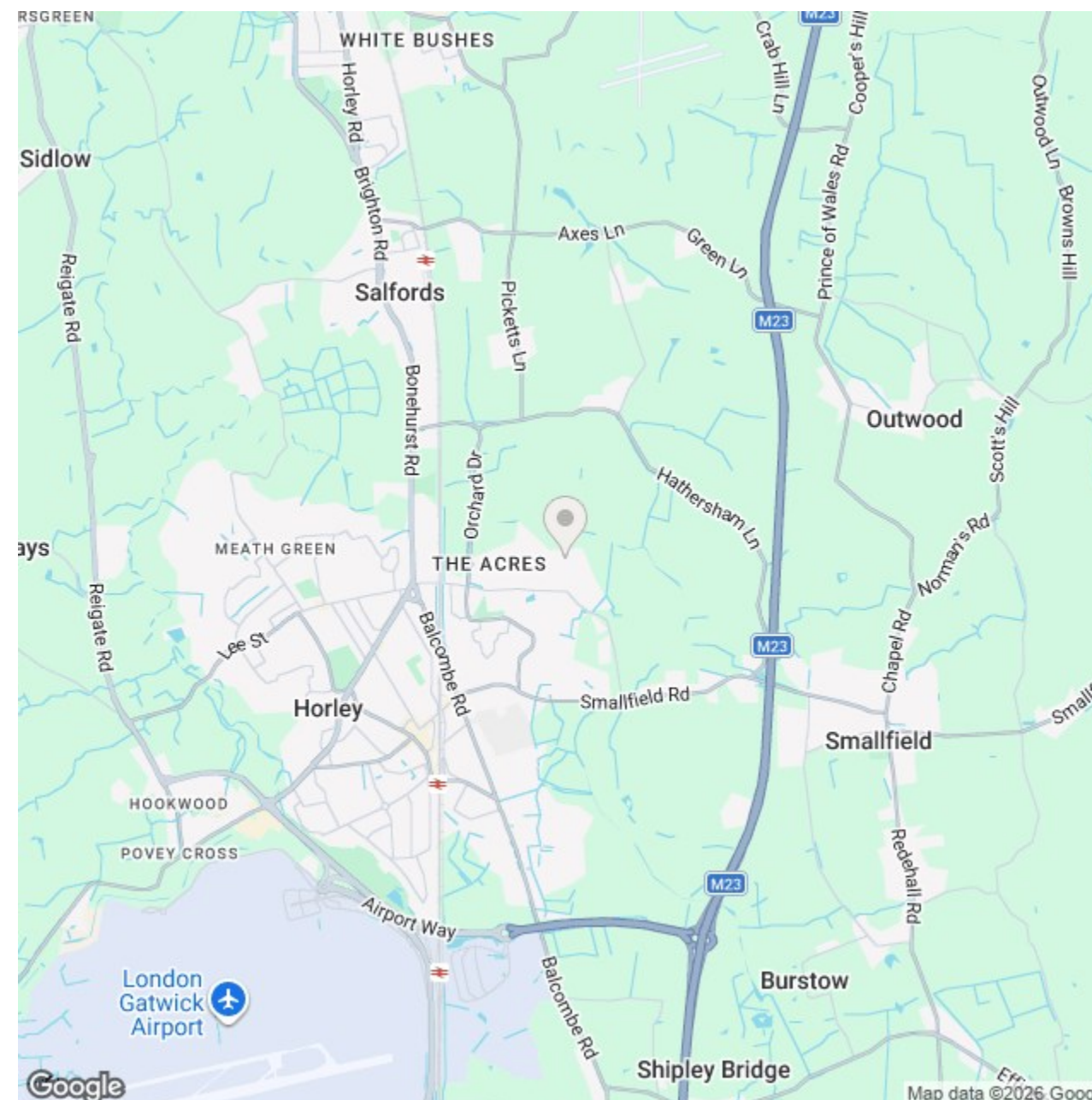
Local Authority: Reigate and Banstead

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.



3 Chalkfield Road, Horley, RH6 9FT

FLOOR PLAN



Chalkfield Road, RH6
Approx. Gross Internal Floor Area 1796 sq.ft / 166 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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