



17 Mill Close, Horley, Surrey, RH6 8HF
Offers In The Region Of £445,000



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 nearby the town centre. It offers contemporary open plan living, conservatory, three bedrooms, utility space, guest cloakroom, block pave driveway and garden with patio.





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 well-maintained cul-de-sac, this beautifully presented and thoughtfully upgraded semi-detached family home offers stylish accommodation in a peaceful setting amongst similar quality homes.

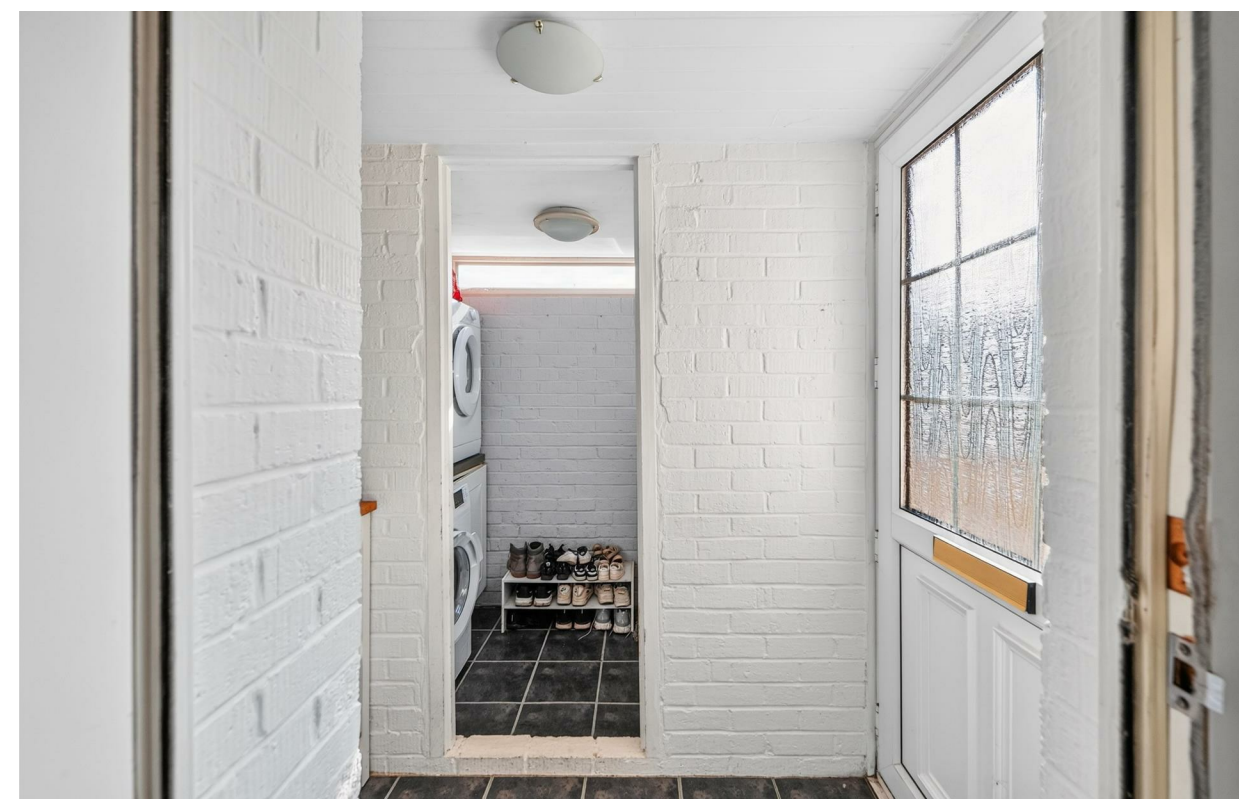
Stepping inside, you are welcomed by a practical entrance hall with a separate utility room to the right, providing space for both a washing machine and tumble dryer. The bright and spacious living room enjoys a large picture window overlooking the front aspect, allowing natural light to flood the room.

To the rear of the property is a contemporary kitchen/dining room, which has been upgraded by the current owners with sleek high-gloss wall and base units, generous worktop space and ample room for freestanding appliances. Patio doors open seamlessly into a double-glazed conservatory, creating an additional reception area that overlooks the garden and provides an excellent space for dining, entertaining or simply relaxing. Wood-effect flooring throughout the ground floor enhances the modern feel and creates a cohesive flow between the living spaces.

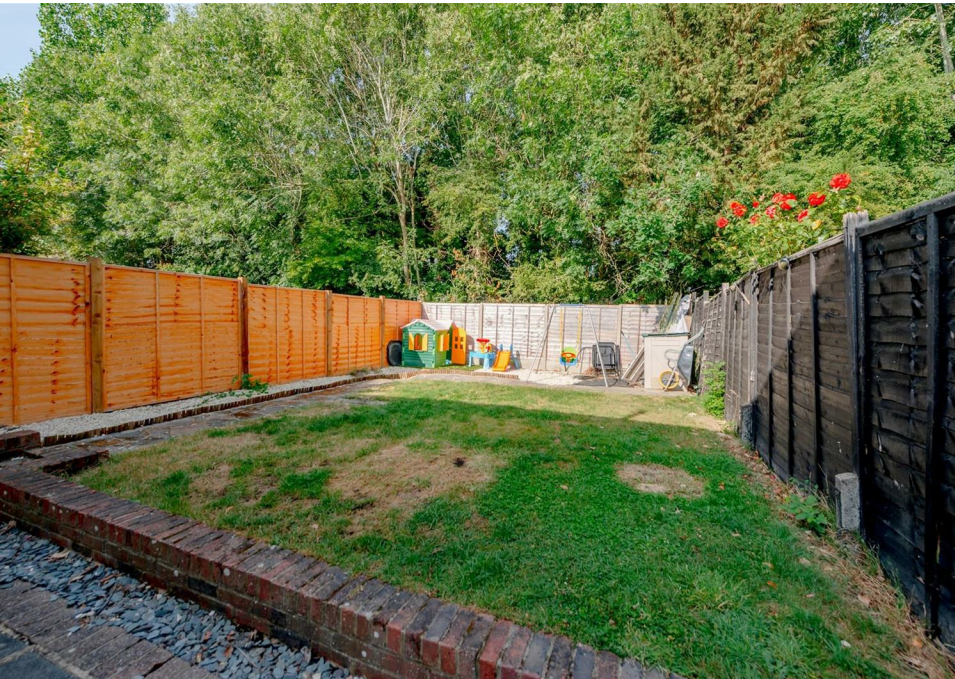
Upstairs, the property offers three well-proportioned bedrooms together with a stylish family bathroom, fitted with a contemporary white suite, partially tiled walls and a frosted window providing natural light and privacy.

Outside, the rear garden has been designed with ease of maintenance in mind, featuring a generous paved seating area, lawned area and gated side access. To the front, a block-paved driveway provides off-road parking for two vehicles.

The property enjoys a convenient location within walking distance of local shops, public transport links and the leisure centre. Horley town centre is just a short drive away, offering an excellent selection of shops, cafés and restaurants, together with a mainline railway station providing direct services to London and the South Coast. Gatwick Airport is also within easy reach, making this an ideal home for families and commuters alike.





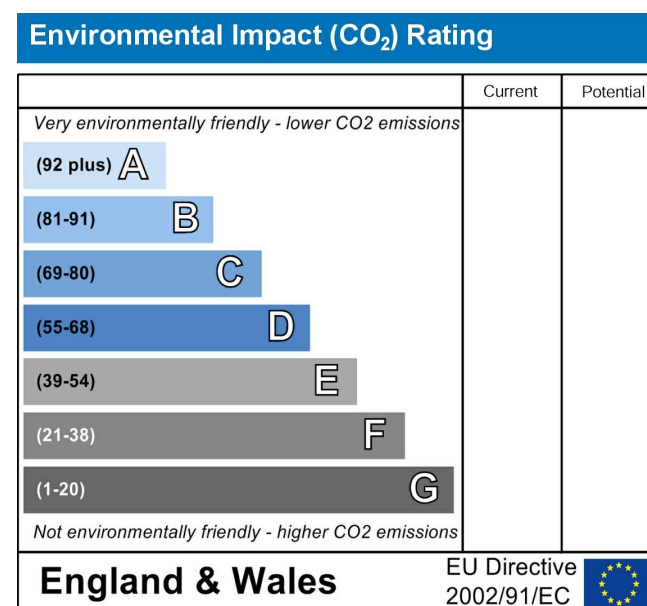
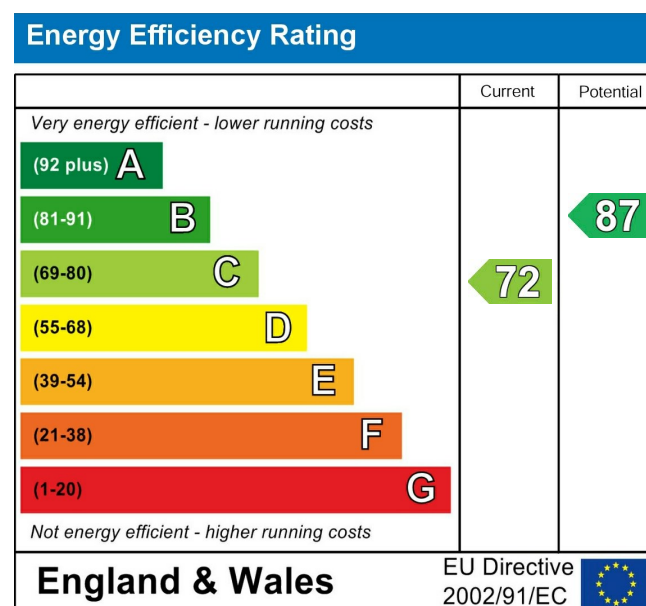




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- Semi Detached Family Home
- Separate Lounge
- Open Plan Kitchen/Dining Area
- Conservatory
- Three Bedrooms
- Family Bathroom
- Useful Utility Room & Guest Cloakroom
- Low Maintenance Garden with Patio
- Block Paved Driveway
- Quiet Cul-de-sac location



Internal Area: 1041.00 sq ft

Tenure: Freehold

Local Authority: Reigate and Banstead

Council Tax Band: D

Do you have a property to sell?

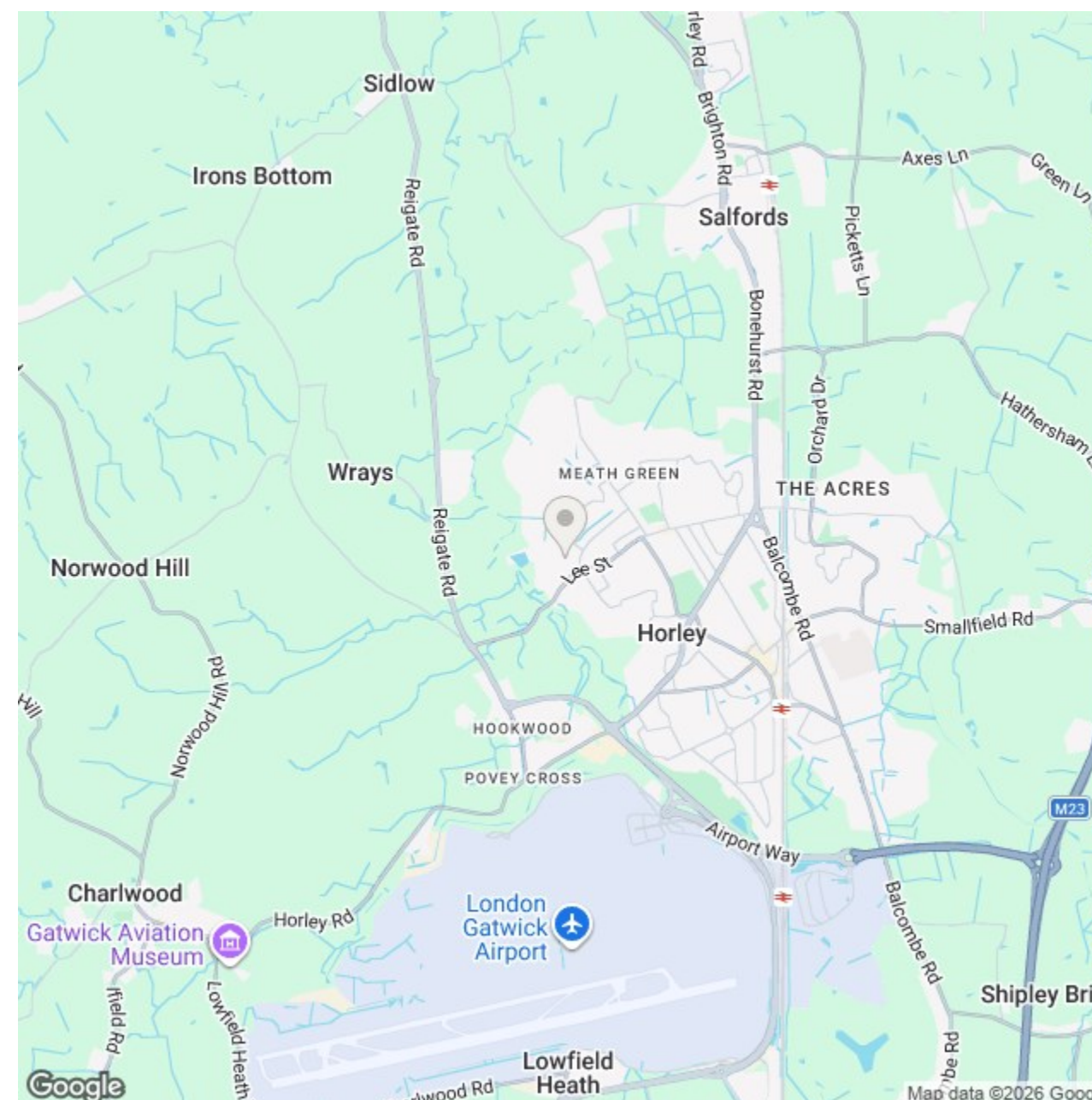
If so we can provide you with a free market appraisal.

Do you need a solicitor?

We can provide you with no obligation quotes from our panel of preferred solicitors.

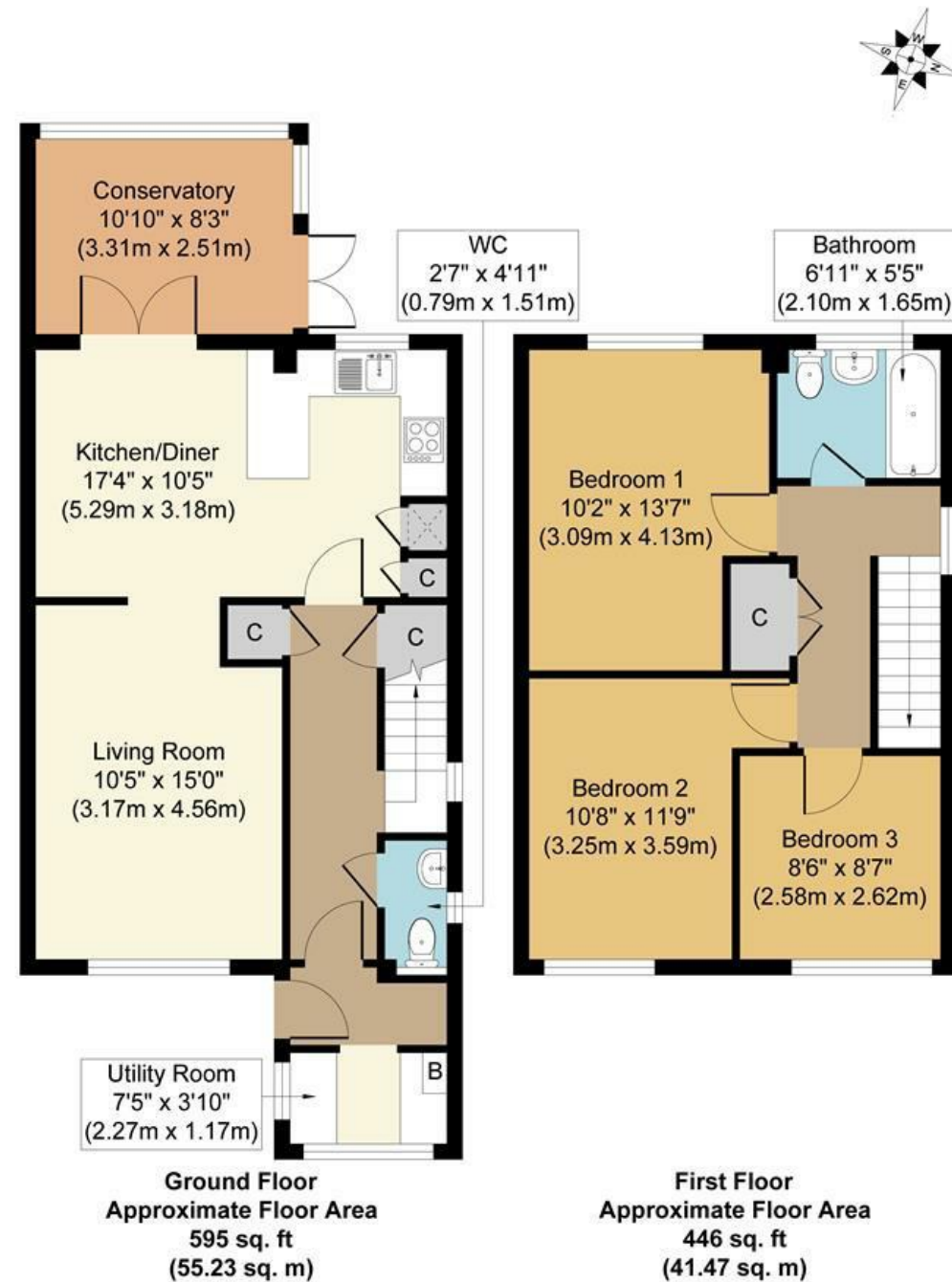
Do you need a mortgage?

We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.



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FLOOR PLAN



Mill Close, RH6

Approx. Gross Internal Floor Area 1041 sq. ft / 96.70 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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