



14 Larksfield, Horley, RH6 9ET
Asking Price £550,000



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

With its substantial improvements, versatile accommodation, impressive open-plan living space, private landscaped garden and enviable location, this is an excellent opportunity to acquire a beautifully enhanced family home in a highly regarded residential development and popular neighbourhood.





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

This attractive link-detached family home is conveniently situated in a quiet cul-de-sac on the popular Langshott development, within walking distance of local schools, Horley town centre and the mainline railway station.

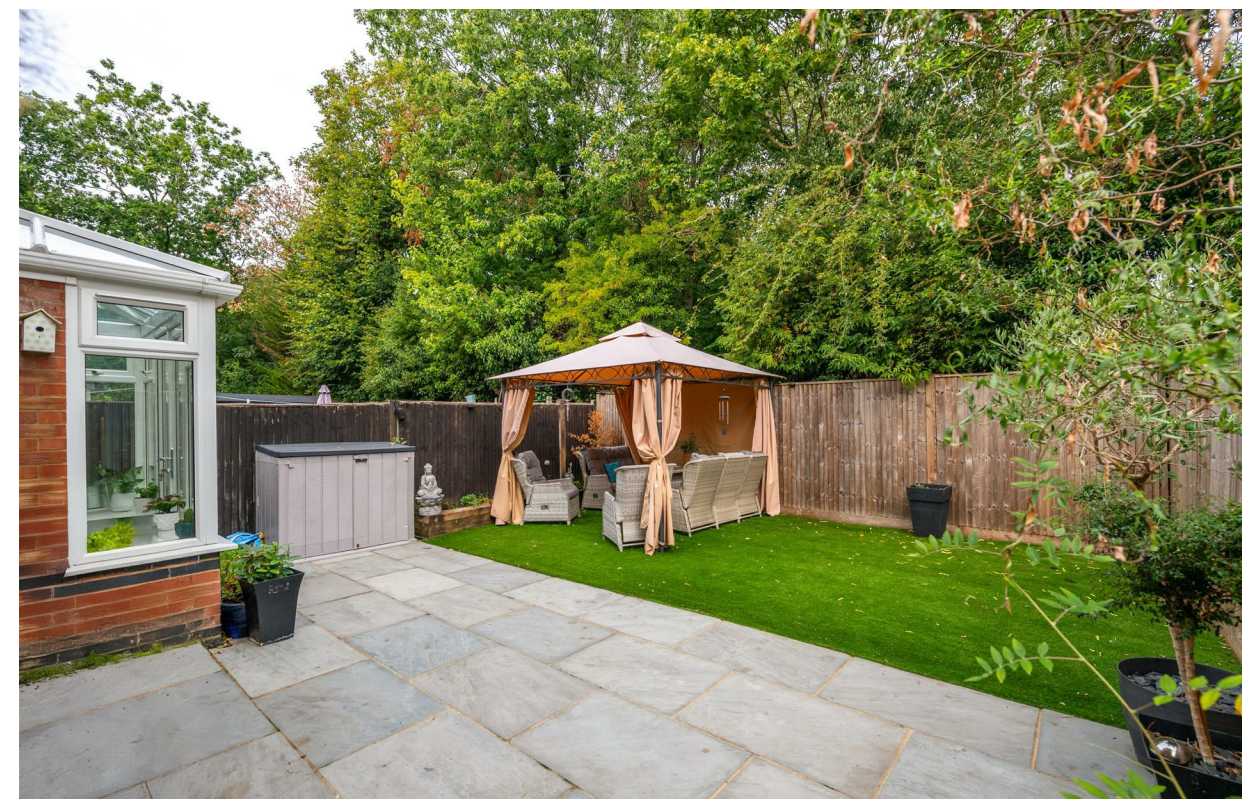
The property has been significantly upgraded and thoughtfully extended by the current vendors, who are now suited having secured a chain-free onward purchase. Improvements include a second-floor extension over the garage, creating a fourth bedroom with a separate dual aspect dressing room, a stylishly refurbished family bathroom and new internal Shaker-style doors. Further highlights include an integral garage with electric roller door, landscaped rear garden with Indian sandstone patio and artificial lawn, and a stunning open-plan kitchen/dining/family room providing an excellent space for modern family life and entertaining.

The accommodation comprises an entrance hall with cloakroom and a generous, elegant living room which leads through to the impressive open-plan kitchen/dining/family room. The contemporary kitchen is fitted with stylish white cabinetry, breakfast bar and integrated appliances, while the adjoining conservatory provides further versatile living space and connects seamlessly with the garden.

On the first floor are three bedrooms and the family bathroom, while the impressive second-floor extension provides the fourth bedroom and separate dual aspect dressing room. Additional loft storage is also available.

Externally, the property benefits from a driveway and integral garage, which can also be accessed directly from the rear garden. The landscaped garden features a generous Indian sandstone patio, artificial lawn and natural screening beyond the rear boundary fence, creating a particularly private and secluded outdoor space.

Location is undoubtedly another key attraction. The popular Langshott development is within easy walking distance of Horley town centre and it's mainline station.





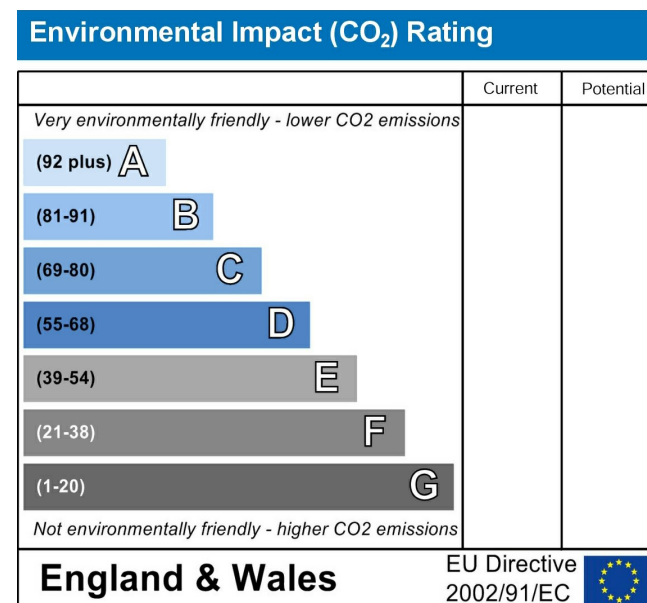
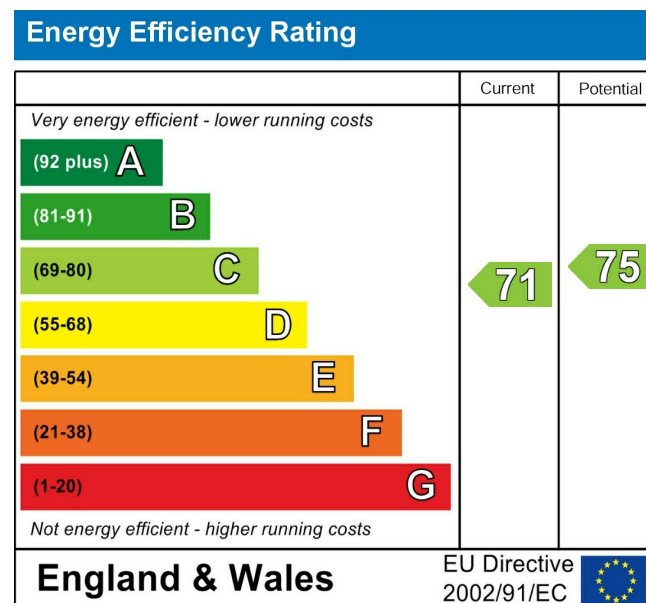




JAMES DEANE
ESTATE AGENTS



- Vendor Suited
- Immaculately Presented Extended Family Home
- Deluxe Open Plan Kitchen/Dining Family Room
- Kitchen with Integrated Appliances
- Elegant Living Room
- Conservatory
- Four Double Bedrooms
- Stylish Refurbished Bathroom
- Garage with Electric Roller Door and Landscaped Garden
- Walking Distance to Local Amenities



Internal Area: 1601.00 sq ft

Tenure: Freehold

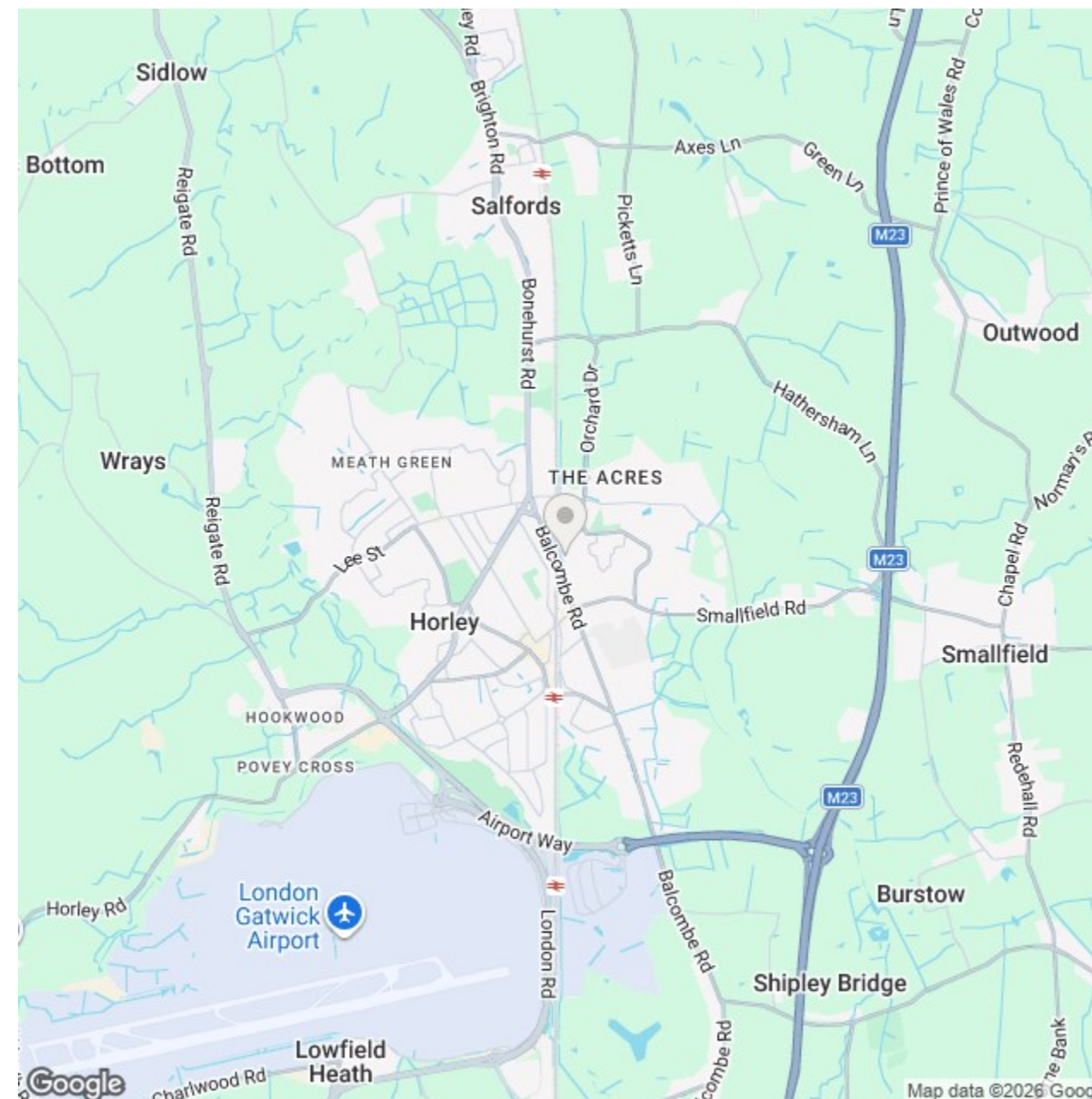
Local Authority: Reigate & Banstead BC

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.



FLOOR PLAN



Larksfield, RH6 Approx. Gross Internal Floor Area 1601 sq. ft / 148.70 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.

Copyright Property Portraits | www.propertyportraits.co.uk

JAMES DEAN

ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE
T: 01737 242331 F: 01737 243481
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
T: 01293 784411 F: 01293 784422
E: info@jamesdeanproperty.co.uk

Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.