



Dovecote, 85a. Parkhurst Road, Horley, Surrey, RH6 8EX
Offers In The Region Of £650,000



JAMES DEANE
ESTATE AGENTS





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

Looking for the feeling of space in your next move? Then you have just found it, in this beautifully presented detached modern individually built bungalow. With a sleek and contemporary interior, you can just pick your furniture up and move straight in.

There is a sizeable entrance hall to greet you, with views right through to the rear garden. The social part of this home is situated to the rear of the property and is the real heart of this property. With a vaulted ceiling with remote controlled Velux windows and an array of downlighting, full width bi fold doors to the rear garden, this space is definitely not lacking of light filling this area. The kitchen is finished in a Shaker style with Cambridge blue true handleless wall and base units with quartz stone work tops. A full range of integrated Bosch, Smeg and Samsung appliances. There is also the bonus of a separate utility room with extensive storage, plumbing for washer/dryer, access to the side and a cloakroom. In addition the property has a cosy lounge, perfect for relaxing in at the end of the day.

There are four well appointed bedrooms, with the master having an en suite shower room. Both the family bathroom and en suite have Grohe sanitary ware and automatic ventilation.

To the rear is a newly landscaped rear garden with composite decking and side access. Set to the front is off road parking for two vehicles.

The property comes pre wired Virgin/Sky media and Freeview to all habitable rooms. In addition there is external lighting to front and rear, as well as an intruder alarm and EV charging point.

For peace of mind, there is a good length remaining on the I.C.W new build warranty for the property.









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



- Modern detached bungalow
- Lounge
- Beautiful open plan Kitchen/Diner
- Vaulted ceiling & Bi Fold doors
- Utility Room and Cloakroom
- 4 Bedrooms
- En suite & Family Bathroom
- Low maintenance rear garden
- Off road parking and EV charging point
- NO FORWARD CHAIN



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		
	83	83
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: 1376.00 sq ft

Tenure: Freehold

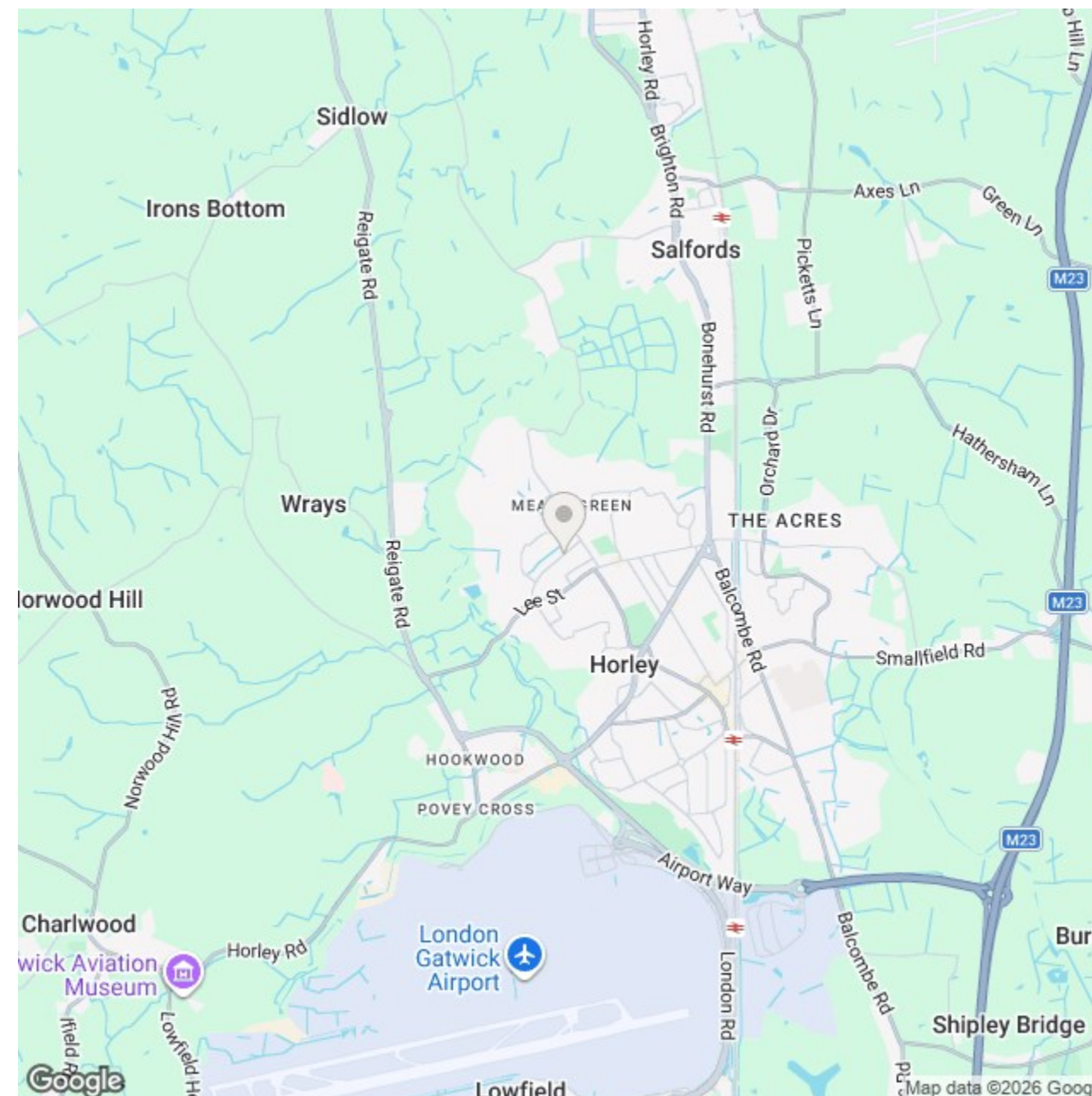
Local Authority: Reigate and Banstead

Council Tax Band: D

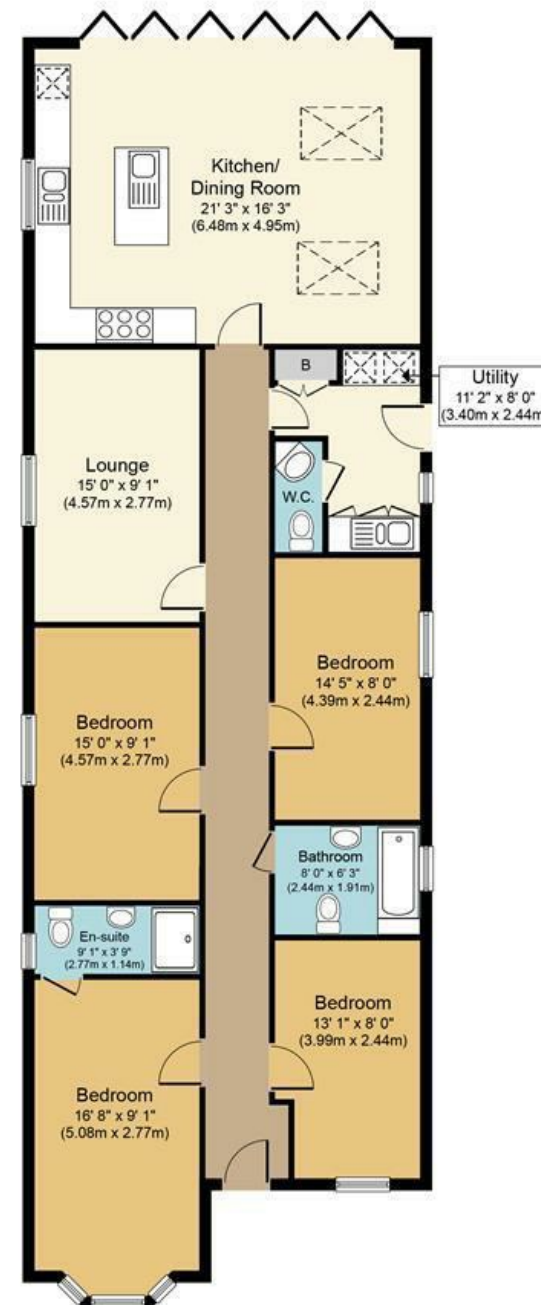
Do you have a property to sell?
If so we can provide you with a free market appraisal.

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.



FLOOR PLAN



Ground Floor
Approximate Floor Area
1,376 sq. ft.
(127.8 sq. m.)
Parkhurst Road, RH6



Approx. Gross Internal Floor Area 1,376 sq. ft. (127.8 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.