

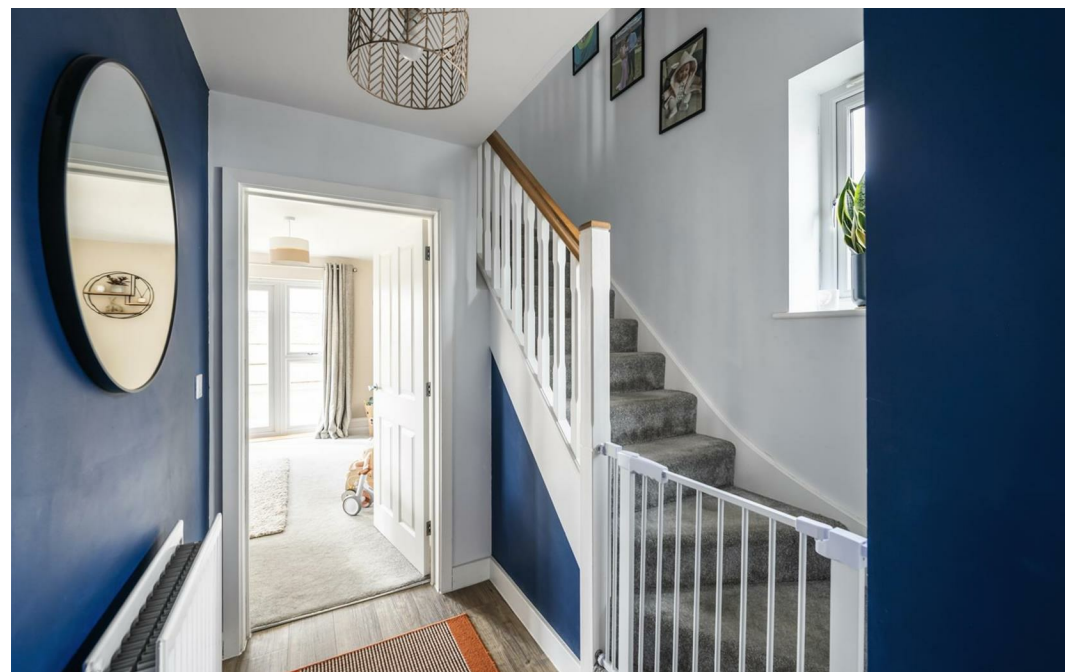


38 Moy Green Drive, Horley, Surrey, RH6 8ND
Offers In Excess Of £525,000



JAMES DEANE
ESTATE AGENTS

Westvale Park is an impressive development of thoughtfully designed and well-crafted family homes, with this property particularly well positioned within the community. The property falls within the catchment area for Westvale Primary and Nursery Schools and is just a short distance from a children's play area, open countryside and riverside walks.





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 occupies a generous corner plot and is immaculately presented throughout. Still benefiting from the remainder of its NHBC warranty, the property features double glazed windows, gas central heating, a full boiler service history and solar panels.

The ground floor accommodation begins with a welcoming entrance hall, complete with a useful storage cupboard housing the washing machine, and a downstairs cloakroom. The impressive dual aspect living room benefits from excellent natural light, useful storage and French doors opening directly onto the rear garden.

The ground floor is completed by a superb kitchen/diner, which is also dual aspect and provides a stylish and practical space for both everyday family life and entertaining. The contemporary grey cabinetry is complemented by fitted shutters and a range of integrated appliances, including a fridge/freezer, dishwasher, oven and gas hob.

Upstairs, a generous landing leads to three bedrooms, the family bathroom, boiler cupboard and loft storage. The spacious principal bedroom benefits from a fitted wardrobe and stylish ensuite shower room, while the second bedroom is a well-proportioned double with dual aspect windows. The third bedroom is a generous single and would also make an ideal home office or nursery if required. The family bathroom is attractively appointed with elegant sanitary ware, under-sink storage, a chrome heated towel radiator and shaver point.

Outside, the property benefits from a tandem driveway providing parking for two vehicles, together with a single garage. The landscaped rear garden has been designed for ease of maintenance and incorporates a part-brick boundary wall, artificial lawn, patio area and convenient side access.

The nearby market towns of Horley and Reigate provide an excellent range of shopping, leisure and everyday amenities, together with superb transport connections for those commuting further afield.

A annual management fee applies.









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- Detached Family Home
- Still under NHBC Warranty
- Immaculate Presentation Throughout
- Three Bedrooms
- Spacious Principal Bedroom with Ensuite
- Dual Aspect Kitchen/Diner
- Integrated Appliances
- Dual Aspect Living Room
- Solar Panels
- Garage & Parking



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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		
	87	87
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: 1259.00 sq ft

Tenure: Freehold

Local Authority: Reigate & Banstead BC

Council Tax Band: E

Do you have a property to sell?

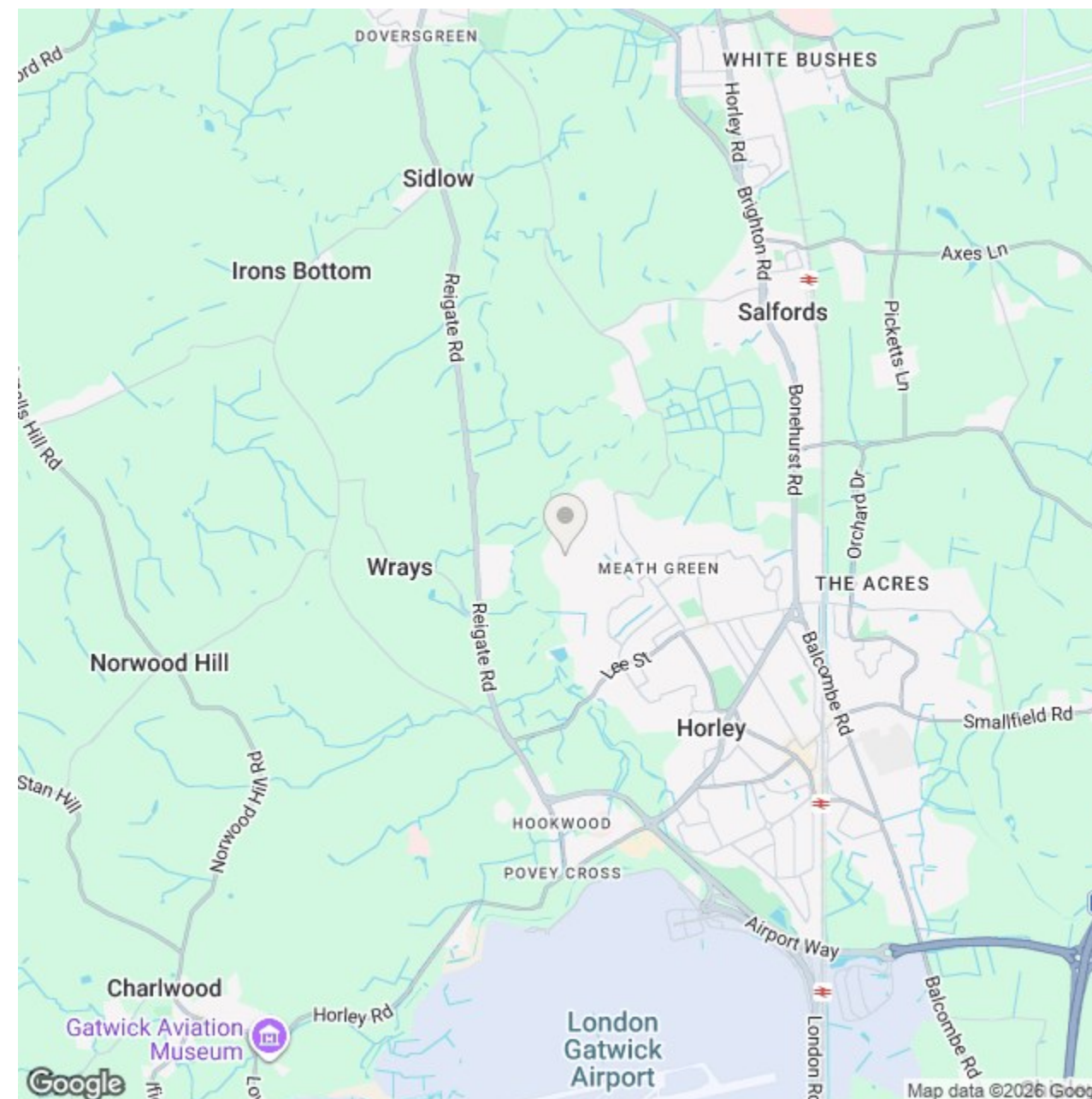
If so we can provide you with a free market appraisal.

Do you need a solicitor?

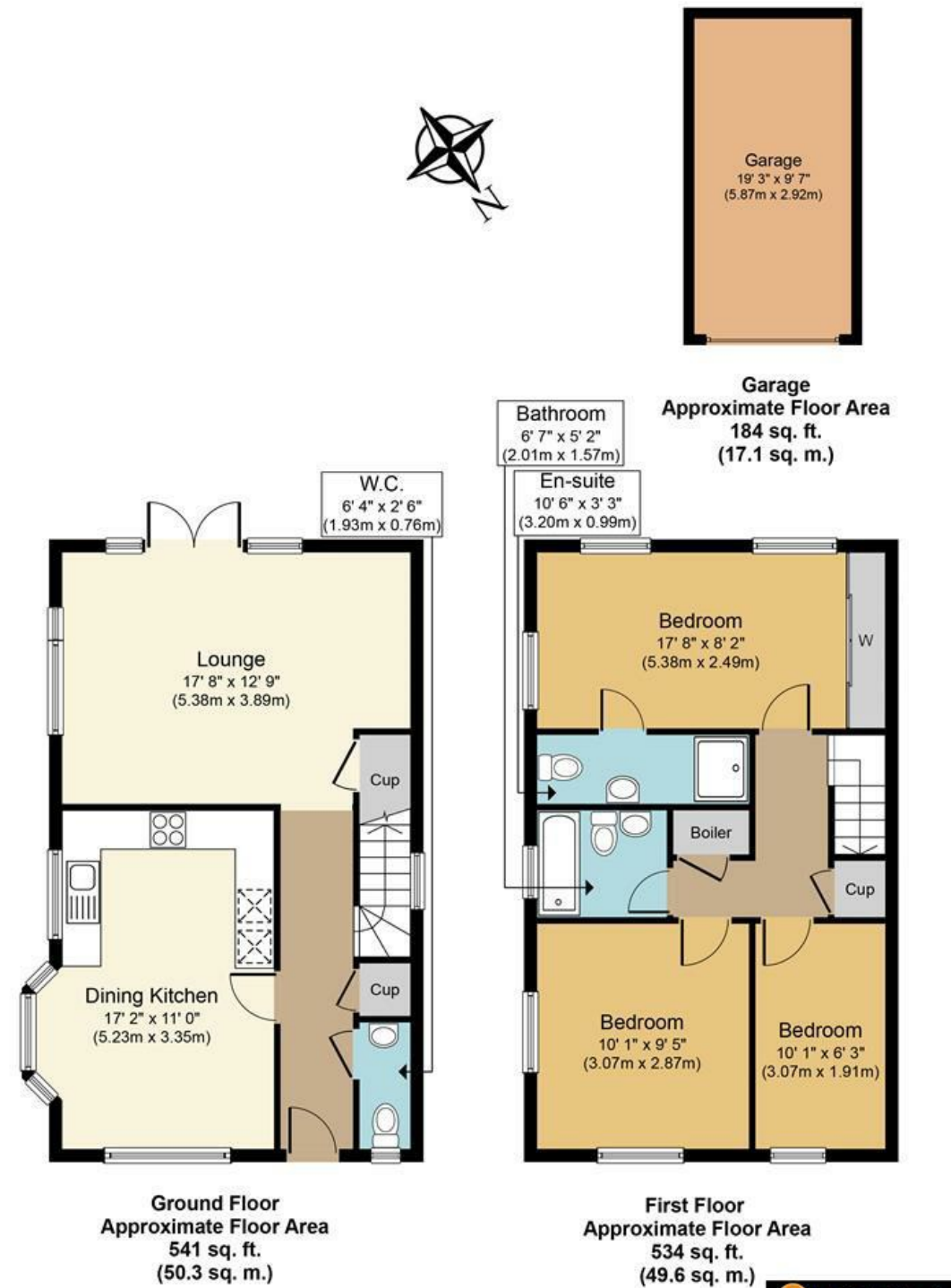
We can provide you with no obligation quotes from our panel of preferred solicitors.

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



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. 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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