

1 Staffords Place, Horley, RH6 9GX

Offers In Excess Of £495,000

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This delightful home is offered to the market CHAIN FREE. Impressively presented throughout, the property is conveniently located in a cul-de-sac setting that is within walking distance to the local secondary school, mainline station and town centre.







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This impressive, detached family home offers a perfect blend of comfort and modern living. The property is situated in a quiet cul-de-sac and is offered to the market with NO ONWARD CHAIN.

The property offers generous accommodation over two floors. The ground floor features an abundance of reception space, comprising a spacious formal living room, a converted garage currently being used as a home office and a wonderful conservatory spanning the entire width of the house. The conservatory provides direct access to the south facing rear garden, creating a seamless transition between inside and out. There is also a kitchen featuring integrated appliances and bay window as well as a guest cloakroom.

The stairwell leading upstairs features a stylish glass balustrade. There are three bedrooms located on the first floor, two of which are doubles that benefit from fitted wardrobes with one also including an ensuite shower room. An elegant bathroom with contemporary floor to ceiling grey tiles serves the other two bedrooms on this floor. The upper floor is completed with loft storage that is equipped with loft ladder and is fully boarded.

Externally, this freehold property also has the added benefit of a tarmac driveway offering space for four vehicles, a storm porch and side access to the private patio rear garden, which has been landscaped and features a covered entertainment area equipped with heating, a bar and useful utility area offering additional storage provision.

Location is always key and it is no exception here as this property falls within the catchment area for several schools and is walking distance of the bustling 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.

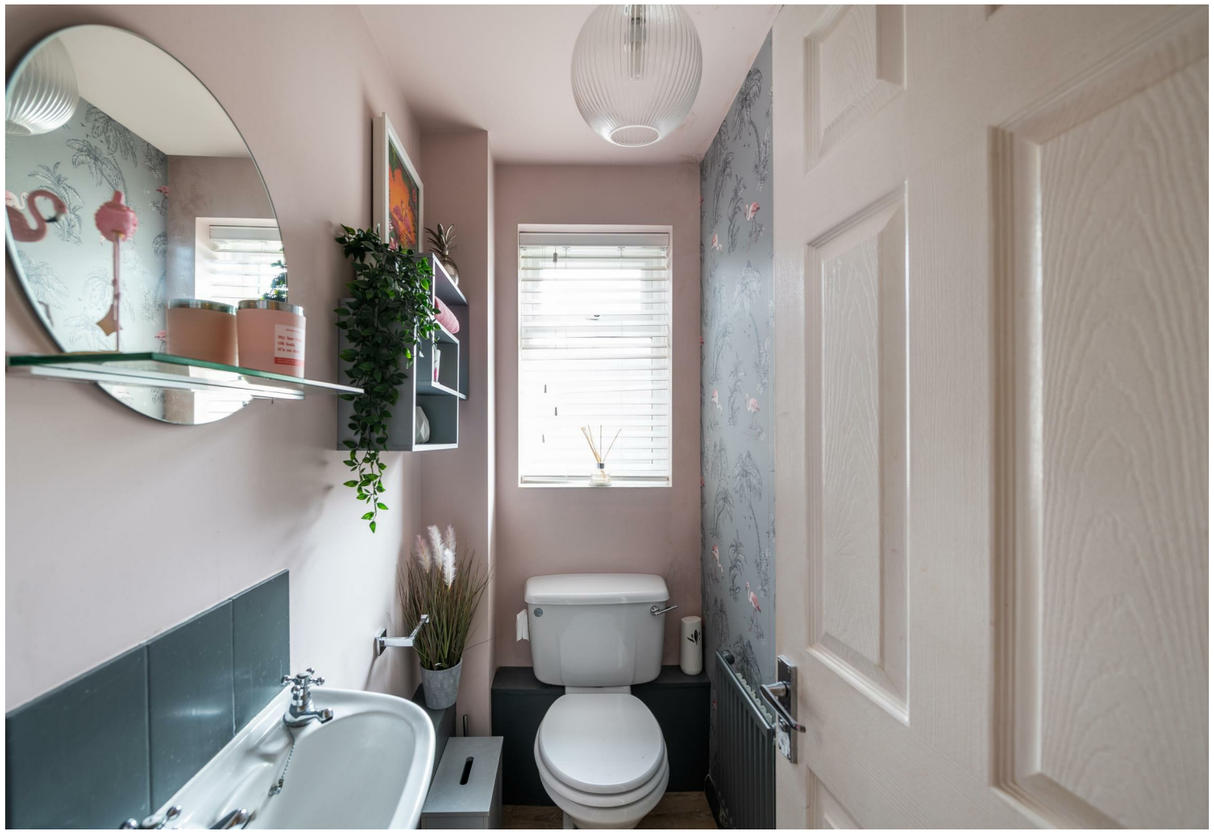
An annual management fee of £351.87 applies.








chop

















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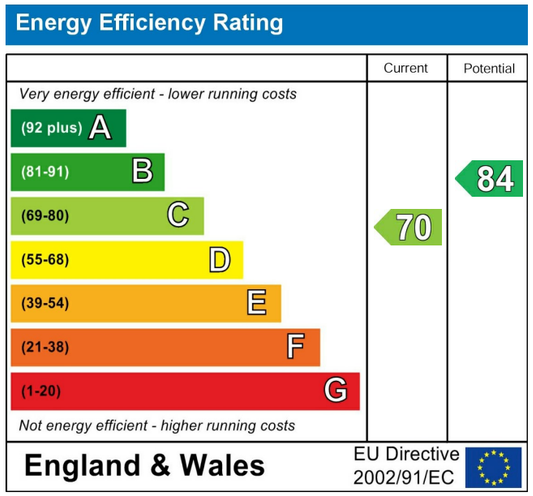
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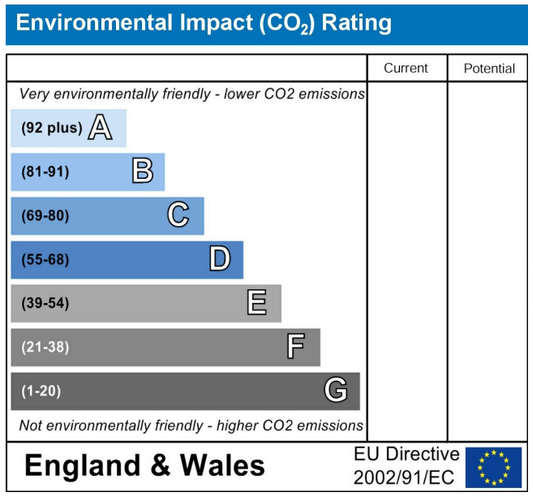


- No Onward Chain
- Quiet Cul-de-sac Location Within Walking Distance to Town Centre
- Immaculately Presented Throughout
- Three Bedrooms
- Principal Bedroom with Ensuite
- Inviting and Elegant Living Room with French Doors to Conservatory
- Spacious Conservatory with Central Heating
- Kitchen with Bay Window & Integrated Appliances
- Converted Garage currently being used as a Home Office
- Private Landscaped Garden & Driveway Providing Parking for Multiple Vehicles

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Internal Area: 1356.00 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.

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FLOOR PLAN



Ground Floor
Approximate Floor Area
881 sq. ft
(81.87 sq. m)

First Floor
Approximate Floor Area
475 sq. ft
(44.10 sq. m)

Staffords Place, RH6
Approx. Gross Internal Floor Area 1356 sq. ft / 125.97 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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