



73 Cheyne Walk, Horley, Surrey, RH6 7ND

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

This attractive chalet bungalow is ideally situated within close proximity to the town centre and is offered to the market with NO ONWARD CHAIN. The property has been adapted to create an open plan kitchen/diner to the rear and offers versatile accommodation with scope to improve and add value. There is also existing planning consent to add an ensuite bathroom to the downstairs bedroom with works having already commenced to ensure the consent is persevered in perpetuity.

The property occupies a corner plot and benefits from a generous front garden that is screened with natural boundary treatment ensuring privacy. There is a private driveway with ample parking for multiple vehicles including a large garage with an automatic and remote



controlled door. There is side access to a small courtyard area with direct access to the garage, conservatory and triangular shaped rear garden that offers dual patio areas, an area laid to lawn and mature planting.

The current downstairs layout benefits from an entrance hallway, double bedroom, living room, cloakroom, conservatory and an open plan kitchen/diner with patio door access to the rear garden. The kitchen has been upgraded and features a portable island, decorative splashback tiling and integrated appliances including an electric hob, oven, microwave and fridge/freezer.

Upstairs consists of two further bedrooms and a contemporary bathroom. In traditional chalet bungalow style, all rooms on the upper level feature dormer windows and there is eaves storage.

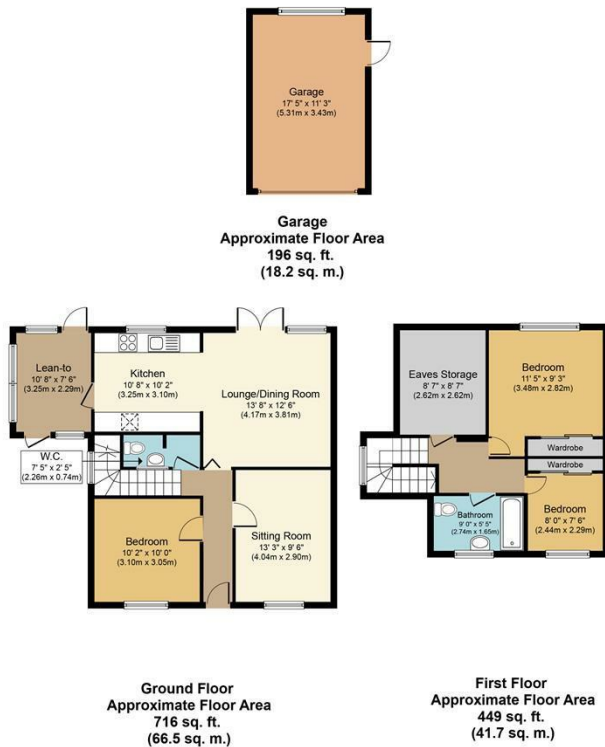
Location is always key and it is no exception here as this property is within walking distance to the thriving town of Horley, which offers residents a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and Horley mainline station provides services to London & the south coast.

NO CHAIN

Asking Price £425,000



Floor plan



Cheyne Walk, RH6



Approx. Gross Internal Floor Area 1,165 sq. ft. (108.2 sq. m.) (Excluding Garage)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	

Key information

Internal Area: 1165.00 sq ft

Tenure: Freehold

Viewing: Strictly By Appointment

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Do you need a mortgage?

Our in house financial advisor would be delighted to provide you with a no obligation quotation.

Do you need a solicitor?

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