



Povey Cross Road, Horley, RH6 0AG

Guide Price £525,000 – £575,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



Povey Cross Road, Horley, RH6 0AG

Introducing this impressive and extended three/four bedroom detached family home, offering a plethora of space and modern amenities to accommodate a growing family. Situated in a sought-after location, this property combines style, functionality, and comfort.

Upon entering, you will be greeted by a spacious living room, adorned with an open fireplace, creating a warm and inviting atmosphere. The separate formal dining room provides an ideal space for entertaining guests or enjoying family meals.

The heart of this home lies within the large, modern kitchen/breakfast room. With plenty of cupboard space and sleek finishes, this room is a chef's dream. It effortlessly combines functionality and style, making it the perfect hub for culinary adventures and social gatherings alike.

The property boasts three double bedrooms, all with built-in wardrobes, ensuring ample storage space for personal belongings. Additionally, an upstairs study/games room provides the perfect retreat for work or leisure activities. This can easily be made into a fourth bedroom with the addition of a door.

Povey Cross Road, Horley, RH6 OAG

The enchantment continues with a utility room and modern downstairs shower room, offering convenience and practicality. With a garage and off-road parking for several cars, this property provides secure and hassle-free parking solutions.

Outside, a private landscaped driveway beckons, leading to a delightful summer house/home office. This versatile space creates endless possibilities, be it for relaxation or a productive working environment.

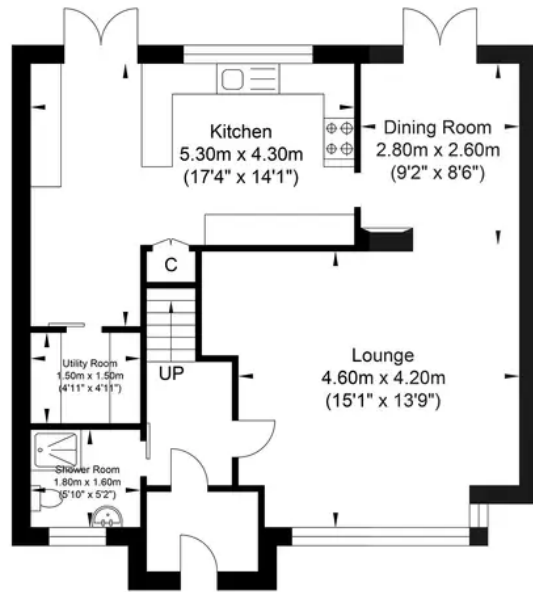
Situated in a highly sought-after location, this property benefits from its close proximity to local amenities, reputable schools, and excellent transport links. This makes it even more desirable, catering to the needs of every family member.

In conclusion, this extended three bedroom detached family home is a rare find, offering spacious living areas, modern amenities, and ample off-road parking. From the inviting living room to the large kitchen/breakfast room, every aspect of this property exudes space and comfort. With its landscaped garden and versatile summer house, this property presents an exceptional opportunity to own a truly magnificent family home.

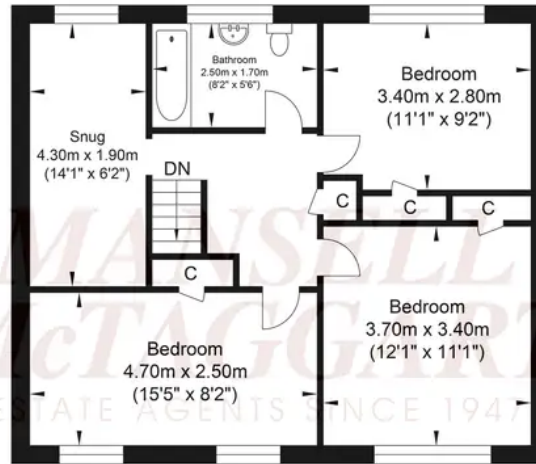
Council Tax band: E//Tenure: Freehold



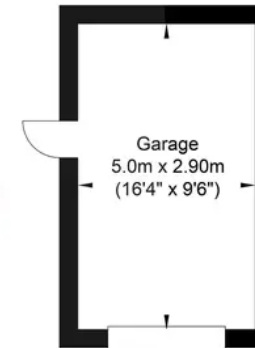
Povey Cross Road



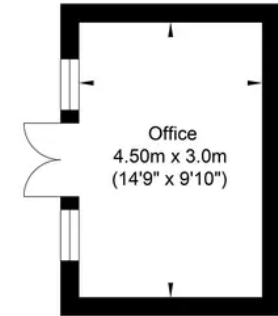
Ground Floor
Approximate Floor Area
661.44 sq ft
(61.45 sq m)



First Floor
Approximate Floor Area
609.02 sq ft
(56.58 sq m)



Garage
Approximate Floor Area
156.29 sq ft
(14.52 sq m)



Outbuilding
Approximate Floor Area
145.31 sq ft
(13.50 sq m)

Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 118.03 sq m / 1270.46 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horley

Mansell Mc Taggart, 3 Central Parade Massetts Road - RH6 7PP

01293 228228

horley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/horley

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.