



Lumley Road, Horley, RH6 7JF



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McTAGGART**
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A well presented and spacious, four bedroom semi-detached character home, situated in a popular location and within a short walk of both Horley town centre and mainline train station. Arranged over three floors, the property offers versatile living accommodation throughout.

This briefly comprises: entrance hall; cloakroom; bay fronted living room with wood burner; an open fitted kitchen/dining area leading through to a second reception area with a wood burner, bi-folding doors opening to the rear garden and skylights. The kitchen benefits from a range of base units, wooden worksurfaces and part tiled walls, appliances including a range oven and extractor hood over, space and plumbing for both a washing machine and dishwasher.

On the first floor is a well proportioned main bedroom with storage cupboard; two further bedrooms and a family bathroom with low level W.C, bath with mixer tap and shower attachment, wash hand basin, separate walk-in corner shower and complete with part tiled walls. The second floor has been made to create a spacious room with space for a double bed, eaves storage and an area of well proportioned floorspace.

Externally, there is off road parking for two vehicles with an extra parking space in front of the driveway and gated side access is provided to the good sized south west facing rear garden. Abutting the rear of the property is a patio area with pathway leading to the end of the garden and a raised flower bed. The remainder is laid to lawn and enclosed by wooden fencing.



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- Semi detached family home
- Four bedrooms
- Walking distance to Horley town centre and train station
- Approximately 1400 sq.ft of living accommodation
- Arranged over three floors
- Bay fronted living room
- Open plan family living
- South Westerly aspect rear garden
- EPC rating C
- Council tax band D

Located midway between London and Brighton, the town of Horley lies south of the twin towns of Reigate and Redhill and north of Gatwick Airport and Crawley. The mainline station provides a regular train service to London and the South Coast. There is easy access to the M23 and A23 and the town is also linked to Redhill, Gatwick and Crawley via the Fastway bus service. A shopping centre, post office, library, variety of restaurants, leisure centre and recreation grounds can all be found within the local area. Nursery, primary and secondary schools are located across the town.



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Approximate Gross Internal Area = 129.90 sq m / 1398.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horley

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