



**Avenue Gardens, Horley, RH6 9BS**

**Guide Price £500,000 - £550,000**



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## Avenue Gardens, Horley, RH6 9BS

Situated on a highly desirable road just a stone's throw away from Horley train station and the town centre, this spacious three bedroom detached family home presents an exciting opportunity for prospective buyers. Boasting ample space and a prime location, this property provides convenient access to local amenities and transportation links.

Upon entering, you are greeted by a welcoming entrance hall with doors leading to all rooms and stairs providing access to the first floor. The bay fronted dining room and kitchen with a side door offer a blend of traditional charm and modern convenience. The living room situated at the rear of the property features double doors opening to a conservatory, and double French doors that seamlessly connect indoor and outdoor living.

The upper level of the property comprises a generous size main bedroom, a second double bedroom, and a third single bedroom. A bathroom completes the living accommodations, offering comfort and functionality. Additionally, a sizeable loft space of approximately 427 sq.ft with ladder access adds versatility to the property.

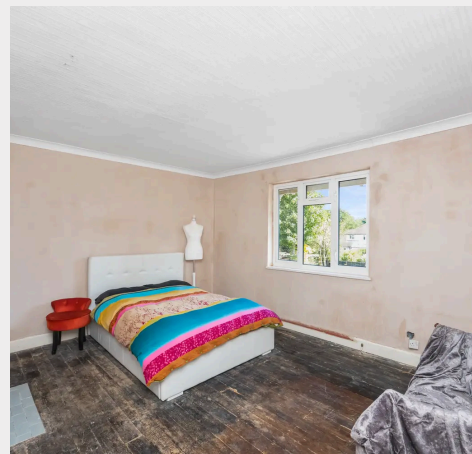
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Outside, the property boasts driveway parking to the front, with double gates leading to the garage, providing ample space for multiple vehicles. The South facing rear garden is a delightful retreat, featuring mature trees and shrubs, complemented by an expansive lawn.

Noteworthy is the property's potential for extension, with previous planning permission granted (ref: 17/02982/HHOLD - expired 1st January 2022) to carry out a single storey side and rear extension. This offers a valuable opportunity for future customisation and expansion tailored to your preferences and needs.

Presented to the market with no onward chain, this property represents an attractive prospect for those seeking a family home with excellent transport links and the potential to further enhance and personalise the living space. Don't miss the chance to make this appealing residence your own.

Council Tax band: E//Tenure: Freehold



# Avenue Gardens



Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 133.09 sq m / 1432.56 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horley

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