



Mallard Close, Horley, RH6 8QW

£550,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



Mallard Close, Horley

A well presented 3 bedroom detached house with off road parking for 2 cars and a detached garage located in a private cul-de-sac in the desirable area of Meath Green.

On entering the property you are greeted with an entrance hallway with open stairs rising to the first floor landing, downstairs cloakroom and doors to the living room, dining room and kitchen. The cloakroom is fitted with an attractive white suite with low level W.C, wash hand basin inset into vanity unit and partly tiled walls. The light and airy living room overlooks the front of the property with a large window flooding the room with natural light and sliding patio doors opening up to the conservatory. The living room offers ample space for living room furniture, a large under stairs storage cupboard and has a feature modern gas fireplace with cream limestone surround. The conservatory is of uPVC and brick construction with windows and French doors opening up to the rear garden, there are fitted blinds, fan and radiator so the conservatory offers a fantastic additional reception room that can be used all year round. The kitchen/dining room has been refitted to a high standard, incorporating stylish wall and base units, fitted appliances, and is flooded with light. There is also room for a six+ person dining table and access to the garden.

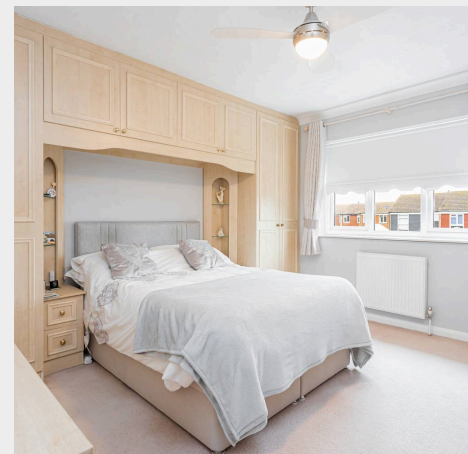
On the first floor landing there is a velux window over the staircase, an airing cupboard, 3 bedrooms and a family bathroom. The master bedroom overlooks the rear garden and is fitted with built-in wardrobes and storage and has an en-suite shower room, fitted with shower cubicle, W.C, wash hand basin and fully tiled walls.



Mallard Close, Horley

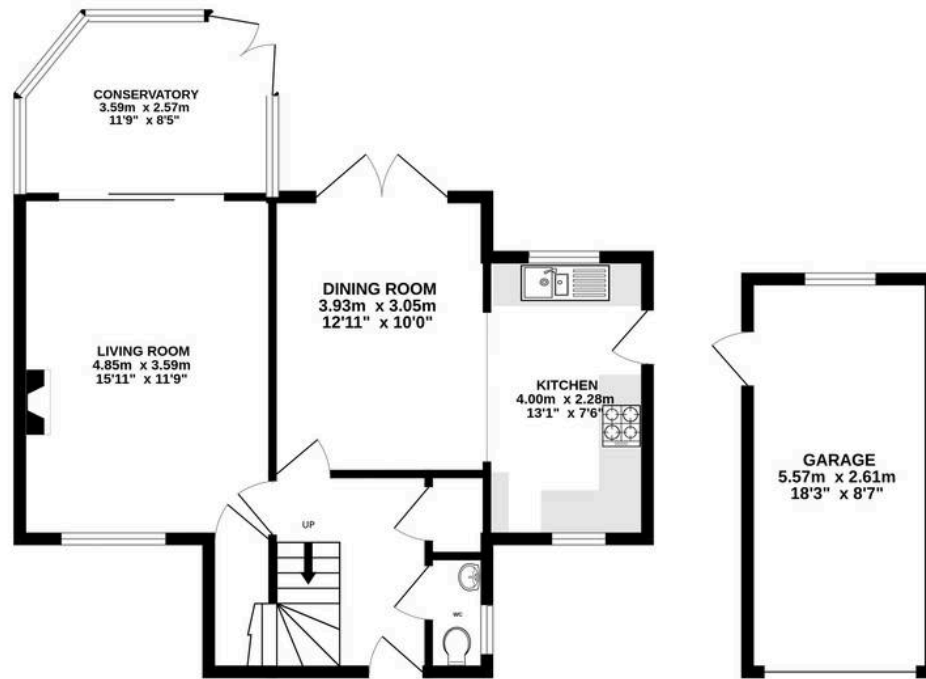
Bedroom 2 a large double offers dual aspect with windows to the front and rear of the property and has fitted built-in triple wardrobes with sliding doors. Bedroom 3 also overlooks the rear garden and is fitted with triple wardrobes with sliding doors. The family bathroom has a frosted window to the front and is fitted with panelled bath with Aqualisa shower over, wash hand basin inset into vanity unit, low level WC with concealed cistern, heated towel rail and tiled walls.

Outside to the front there is a private block paved driveway with parking for 2 cars, an attractive lawn area flanked by mature shrub beds and a detached single garage. The garage is fitted with an up and over door, power, light and pedestrian door to the rear garden. Gated side access leads to a well maintained and private rear garden, which is mainly laid to lawn with a patio area abutting the rear of the house. The garden is fully enclosed with wooden panelled fencing, and within the garden there is a wooden shed, wooden summer house and mature shrub and flower borders.

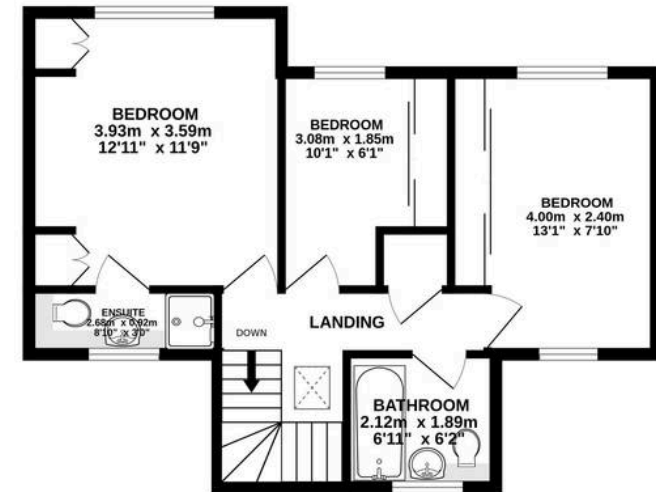


- A well presented 3 bedroom detached house
- Refitted and remodelled kitchen/dining room
- En-suite to the master bedroom
- Off road parking for 2 cars and a detached single garage
- Private and secluded well maintained rear garden
- Potential to extend (STPP)
- Popular Meath Green area
- Quiet and secluded cul-de-sac location
- Council Tax Band 'F' and EPC 'D'

GROUND FLOOR
71.2 sq.m. (766 sq.ft.) approx.



1ST FLOOR
46.2 sq.m. (497 sq.ft.) approx.



TOTAL FLOOR AREA : 117.3 sq.m. (1263 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



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