



Hevers Avenue, Horley

Guide Price £415,000 – £425,000



**MANSELL
McTAGGART**
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Hevers Avenue, Horley

A modern and well-designed two-bedroom semi-detached home situated within walking distance of Horley town centre, mainline train station on bus route with easy access to M23 and Gatwick Airport.

The property an Barratt ex-show house was built over 10 years ago and purchased from new and has a private block paved driveway for two cars, garage with a door to garden and a pitched roof. The front of the property has an entrance canopy with a front door leading into the entrance hall with wooden flooring and full height storage cupboard with space for shoes, coats, Hoover etc. There is a downstairs cloakroom with a low level WC and wash hand basin. The kitchen is situated at the front of the property with a fitted range of wall and base units, sink unit, rolltop work surfaces over, plumbing and space for a washing machine and fridge/ freezer, integrated gas hob electric oven. The living room is situated at the rear of the property with access to the conservatory/dining room. The living room is light and airy with plenty of space for a two, two-seater sofa and freestanding furniture. The conservatory overlooks the well-kept landscaped rear garden with sliding doors leading to the patio area and plenty of space for a free-standing dining table or furniture.



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Heading upstairs, you are greeted with a landing with loft access. There are two bedrooms both with en-suite shower rooms comprising of shower cubicles, wash basin with storage below, low-level WC, extractor fan, shaver points, towel rail and part tiles walls. The front en-suite has been refurbished. Both bedrooms are also a good size with plenty of space for a king-size beds and benefit from fitted wardrobes.

Outside you have access to a 40' x 20' garden which is mainly laid to lawn with attractive shrub and flower borders on all three sides, the whole enclosed by wooden panelled fencing.

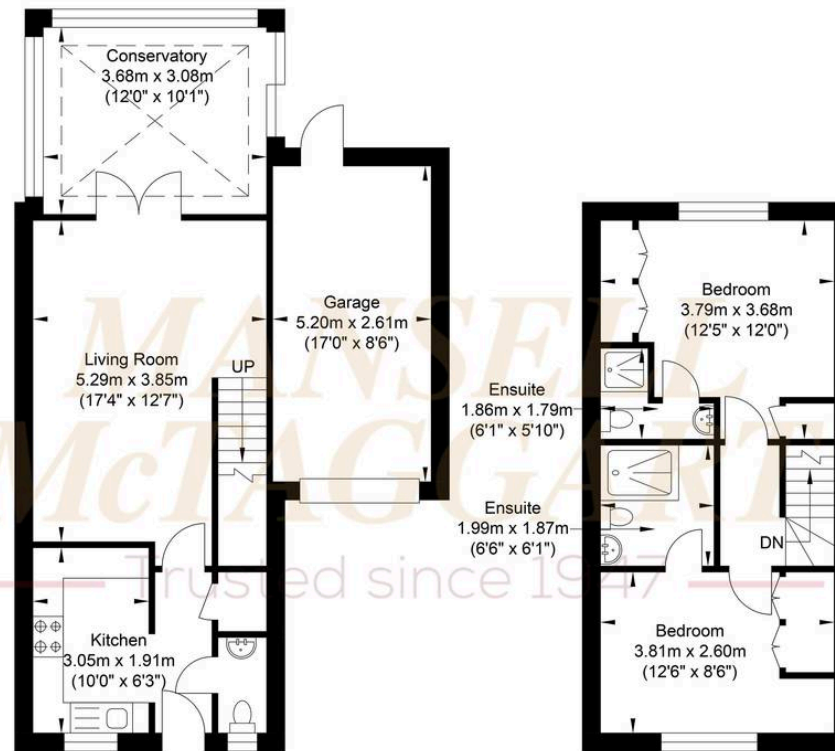
The property is offered with no onward chain and internal viewings are highly recommended.

Tenure: Freehold

- A modern and well-designed 2-bedroom semi-detached home
- Downstairs cloakroom, living room, conservatory – dining room
- Kitchen with integrated appliances
- 2 bedrooms both with en-suites
- Private driveway with garage
- Landscaped private south facing rear garden
- No chain
- Council Tax Band 'D' and EPC 'tbc'



Heavers Avenue



Ground Floor
Approximate Floor Area
627.42 sq ft
(58.29 sq m)

First Floor
Approximate Floor Area
349.71 sq ft
(32.49 sq m)

Approximate Gross Internal Area (Including Garage) = 90.78 sq m / 977.13 sq ft
Illustration for identification purposed 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