



Mill Close, Horley

Guide Price £400,000 - £425,000



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## Mill Close, Horley

A well presented three bedroom semi detached family home, offering excellent scope for extension and improvement in a quiet close, conveniently located within close proximity of Horley town centre, transport links, Gatwick Airport, schools and amenities.

To the front, the property has parking, side access to the side plot (ripe for a side extension), and access to the main residence.

Upon entering, there is a spacious hallway with ample room for shoes and coats, with access to the cloakroom, kitchen, living/dining room and stairs to first floor. The cloakroom houses the w/c and wash hand basin. The open plan living/dining room was remodelled by the current owners, now being a lovely open space filled with light and ample space for multiple family sofas, 6-8 person dining table and any freestanding furniture you may wish. The kitchen is in need of modernisation, however has functional wall and base units, fitted and freestanding appliances and both a side door and window to rear.

Upstairs, there are three well proportioned bedrooms, two accommodating double beds, and the third is a single with space for a bed and furniture or perfect for a home office.





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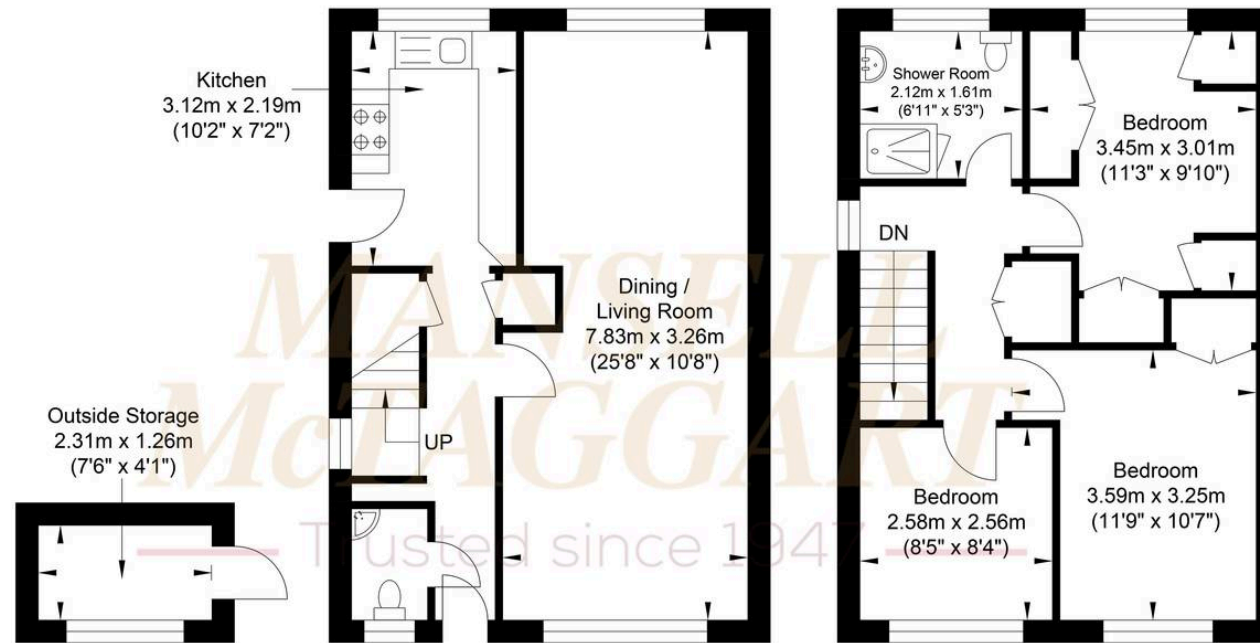
To rear, there is a lovely L shaped garden, ripe for extension. There is an area laid to lawn and the remainder laid to patio. There is also a brick built storage unit with power and lighting, and side access.

Tenure: Freehold

- Semi detached
- Parking
- Potential for side and rear extension
- Brick built storage unit with power and lighting
- Newly installed Boiler and heating system
- Upgraded electrics
- Popular residential location, Close to Shops, schools, transport links and amenities
- Council Tax Band 'D' and EPC 'C'



# Mill Close



Outbuilding  
Approximate Floor Area  
31.32 sq ft  
(2.91 sq m)

Ground Floor  
Approximate Floor Area  
444.11 sq ft  
(41.26 sq m)

First Floor  
Approximate Floor Area  
444.11 sq ft  
(41.26 sq m)



Approximate Gross Internal (Excluding Outbuilding) Area = 82.52 sq m / 888.22 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.

## Mansell McTaggart Horley

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