



Campbell Grove, Horley, RH6 8PL

Offers in Region of £375,000



**MANSELL
McTAGGART**
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Campbell Grove Horley

A well presented two double bedroom mid terrace property, styled to a contemporary finish in the popular Westvale Park. The property also has two parking spaces, a downstairs cloakroom and en-suite which are rarely seen on this style of home. It is located within close proximity of Horley town, transport links, Gatwick Airport, schools and amenities.

Upon approach to the property, you have two allocated parking spaces at the front, and entrance to main residence. Entering, you are greeted by an entrance hall, with space for shoes and coats, with access to the cloakroom, living room and stairs to first floor. The cloakroom is of a modern finish, housing a w/c and wash hand basin. The living room is a good size, with ample space for a sofa, freestanding furniture and a window to front allowing in lots of natural light. A doorway leads to the kitchen/dining room, where you have an array of contemporary kitchen units, fitted appliances and space for a small dining table. The room is completed with a window and French doors to rear continuing the bright theme to the home.



Campbell Grove, Horley

Heading upstairs, there is a landing giving access to both bedrooms, family bathroom and loft. Bedroom one is a well-proportioned double room with space for a bed and furniture, also accommodating an en-suite with shower. Bedroom two, is a further double with fitted storage. The bathroom is of a stylish finish, being partly tiled with a w/c, wash hand basin and full length panelled bath.

To the rear, there is a private garden which is mainly laid to lawn, with a patio area abutting the property, and is enclosed within wood panel fencing.

Agents Note:

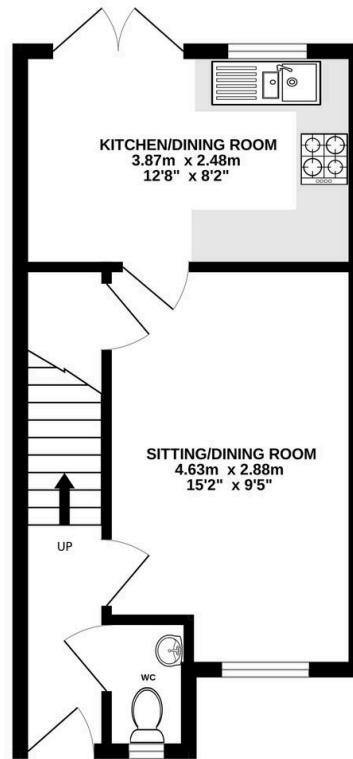
We are advised that there is an Estate Charge relating to this property.

Tenure: Freehold

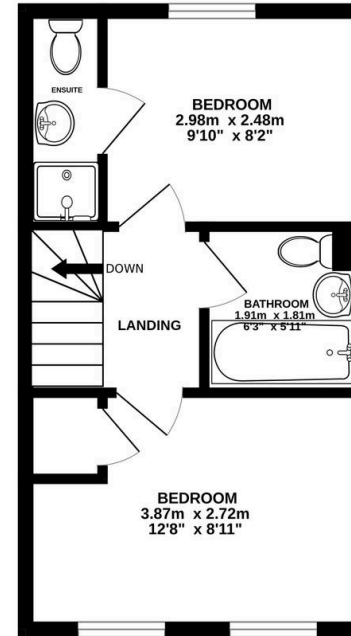
- Two double bedrooms
- Mid terrace
- Downstairs cloakroom and en-suite
- Contemporary kitchen and bathroom
- Private rear garden
- Two allocated parking spaces
- Modern décor throughout
- Remainder of NHBC warranty
- Popular new development of Westvale Park
- Council Tax Band 'D' and EPC 'B'



GROUND FLOOR
29.3 sq.m. (316 sq.ft.) approx.



1ST FLOOR
27.4 sq.m. (295 sq.ft.) approx.



TOTAL FLOOR AREA: 56.7 sq.m. (610 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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