



Rathbone Crescent, Horley

Guide Price £500,000 – £525,000



**MANSELL
McTAGGART**
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Rathbone Crescent, Horley

A beautifully presented and upgraded three double bedroom detached property, built by Charles Church to their desirable Sharnwood design located in a peaceful side road and is ideally located within close proximity to Horley, Reigate, Gatwick Airport, transport links, schools and amenities.

The property is sat on a corner plot, with driveway parking, access to the garden and utility, and front door. Entering the property, there is a spacious entrance hall, with a storage cupboard for shoes and coats doors to the living room, kitchen diner and stairs to first floor. The kitchen/diner is to the front of the property and is set to a contemporary open plan style with tasteful wall and base units, fitted appliances, breakfast bar and space for 6+ person dining table. There are also multiple windows flooding the room with light, and a door to the utility room. Here there are further wall and base units, appliances and doors to the cloakroom and driveway. The cloakroom is very well sized with modern sanitaryware, storage cupboard and space to be made into a shower room. The living room is also well proportioned, with space for multiple family sofas and furniture. There are tasteful panelled walls with dual aspect windows and door to garden continuing the bright and airy theme of the property.



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Upstairs, a spacious hallway, where there is a window, leads to all three double bedrooms, family bathroom, storage cupboard and loft. All bedrooms are double rooms, comfortably housing beds and furniture, with bedroom one benefitting from an en-suite and fitted wardrobes. The family bathroom is mostly tiled with modern sanitaryware.

To rear, there is a nice sized garden, which has been recently landscaped. It is mainly laid to astro with a slate tiled patio abutting the property. Here there is also a sizable wood clad storage shed/workshop which has power and lighting and is fully insulated.

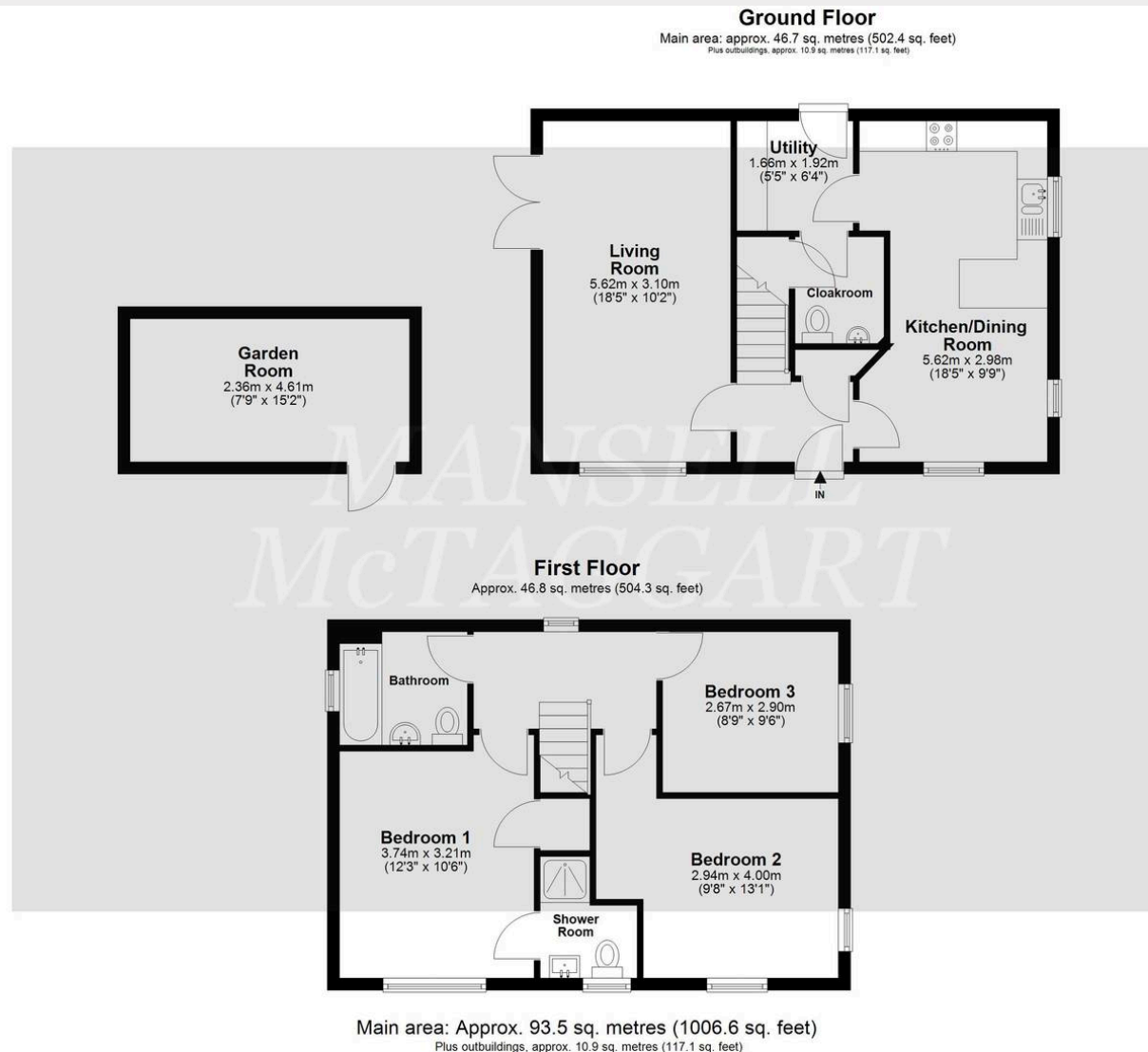
Agents Note:-

There is an annual Service Charge of £196.00

Tenure: Freehold

- Three double bedroom detached house
- Driveway parking for multiple vehicles
- Large wood clad storage unit/workshop
- Landscaped rear garden
- Built 2021 by Charles Church to their desirable Sharnwood design
- Utility room and downstairs cloakroom
- Remainder of NHBC warranty
- Council Tax Band 'E' and EPC 'B'





Mansell McTaggart Horley

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