



Elmgrove, Ifield Road, Horley

Guide Price £375,000 – £400,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- 3 well proportioned bedrooms
- Semi detached
- NO CHAIN
- Lots of potential for extension and improvement
- Private rear garden PLUS additional detached garden
- Parking bay outside
- Popular village location
- Close to Horley, Crawley, local shops, village amenities and Gatwick Airport
- Council Tax Band 'E' & EPC 'tbc'

A fantastic opportunity to secure a beautiful 3 bedroom semi-detached character property built in 1890, originally named from a row of Elm trees adjacent, the property is oozing with quirks and character features, and located in the popular village location of Charlwood. The property boasts fantastic potential for extension and improvement and is within close proximity to Charlwood village centre, an array of pubs and shops, walks, churches, schools and Gatwick Airport.

Upon approach to the property, you have a front lawned area, with side access to garden, and door to the main property. It is worth noting, neighbouring properties have converted this to a parking area.

Entering the property, there is a spacious hallway with access to the living room, dining room and stairs ascending to first floor. The living room is well proportioned easily housing multiple family sofas and freestanding appliances. The room also benefits from a feature fireplace, original sash windows to front and exposed oak flooring underfoot.



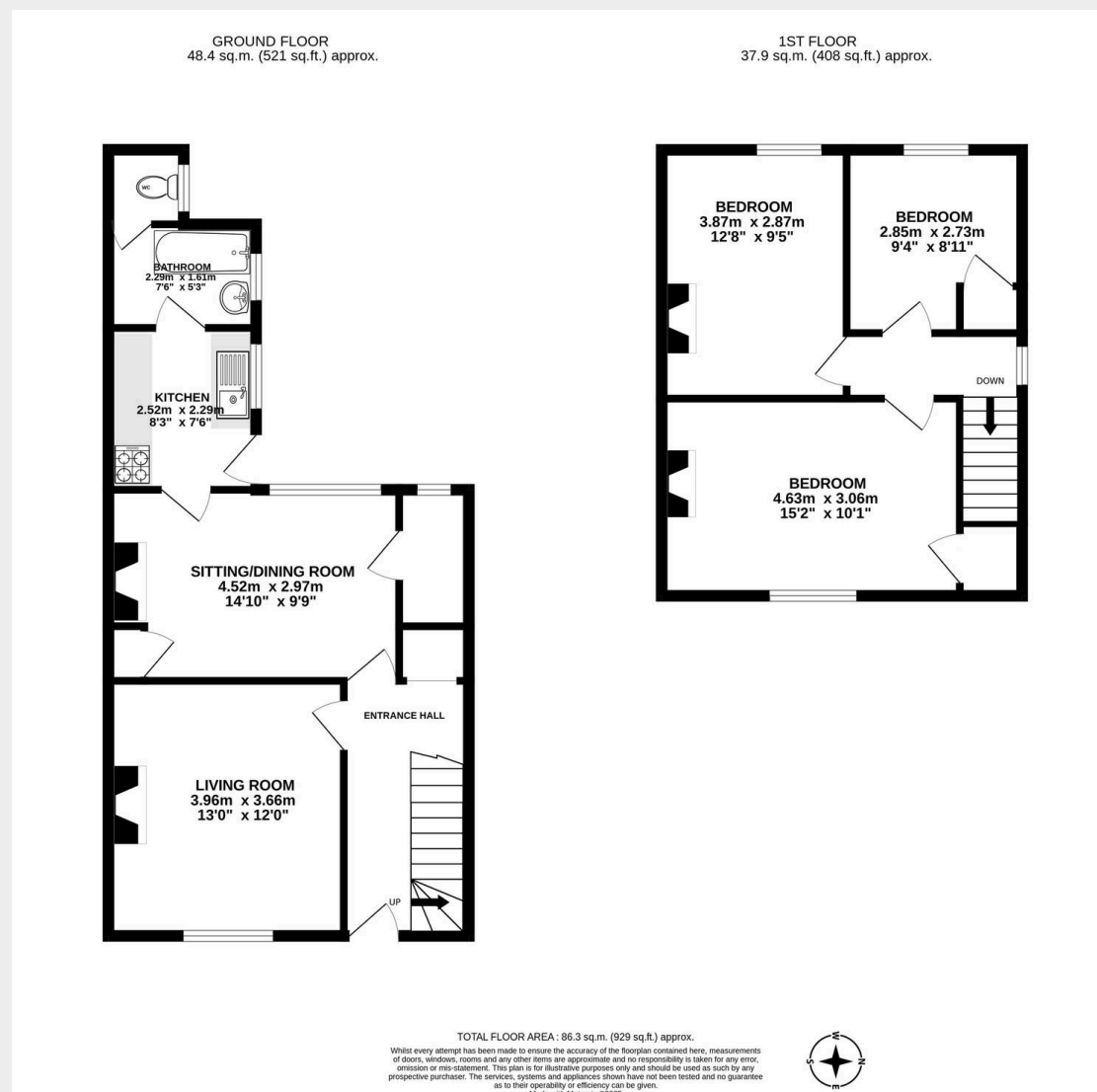
The dining room can easily accommodate a 6+ person dining table, and benefits from a large larder/storage area and access to the kitchen, with further oak flooring underfoot, which extends across the majority of the property. The kitchen is in need of renovation with an array of wall and base units and space for white goods. The bathroom comprises of a bath with expected sanitaryware and a separate cloakroom, which also require renovation.

Heading upstairs, a bright and spacious hallway leads to all three bedrooms. Bedroom 1 is to the front aspect, and is of a very good size. It easily holds a king side bed and furniture, also benefitting from further original sash windows and fitted storage. Bedrooms 2 and 3 are to the rear, with bedroom 2 being a double and bedroom 3 a large single room.

Outside, the property benefits from 2 garden spaces. One is directly attached to the property. It is laid to lawn with newly installed wood panel fencing. Another is accessed via a footpath with a right of access.

Please contact the agent for further detail on the detached garden.





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

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