



Southlands Avenue, Horley

In Excess of £550,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- 3 generous bedrooms
- Stylish integrated media wall and storage
- Remodelled and extended interior maximising living space
- Beautifully landscaped garden
- Outdoor barbeque area with power and lighting
- Rebuilt garage with electric up and over door and utility room
- Stunning interior decor with a host of period appropriate features
- Popular residential area, close to Horley town, Gatwick Airport, train station, schools and amenities
- Council Tax Band 'D' and EPC 'E'

A beautiful example of a 3 bedroom semi-detached family home, presented in immaculate internal condition with a host of period appropriate features which has been upgraded, extended and remodelled to a high standard. The home is conveniently located within close proximity to Horley town centre, train station, Gatwick Airport, shops, schools and amenities. The home is also offered to market with no chain.

On approach to the home, you will notice the driveway parking for multiple vehicles, rebuilt and extended garage, and newly installed front door to the home. Inside you are greeted with a remodelled entrance hall with ample space for shoes and coats, doors to open plan living space, cloakroom and remodelled oak staircase. Starting in the open plan living space, is the living room. This is a well proportioned room with a large bay window to front, allowing in lots of natural light.



Here there is space for multiple family sofas and freestanding furniture and a simply stunning integrated media wall as a focal point to the room. There is also engineered wood flooring underfoot and underfloor heating which continues throughout the entirety of the downstairs accommodation and ceiling roses and decorative etched coving which runs throughout the whole home. The kitchen/dining space is also well sized, easily accommodating a 6+ person dining table and furniture, and a host of modern fitted kitchen units, breakfast bar and Miele integrated appliances. To rear is the extended reception room, currently used as a further living space but has a versatile use being flooded with light from triple aspect windows and Velux windows.

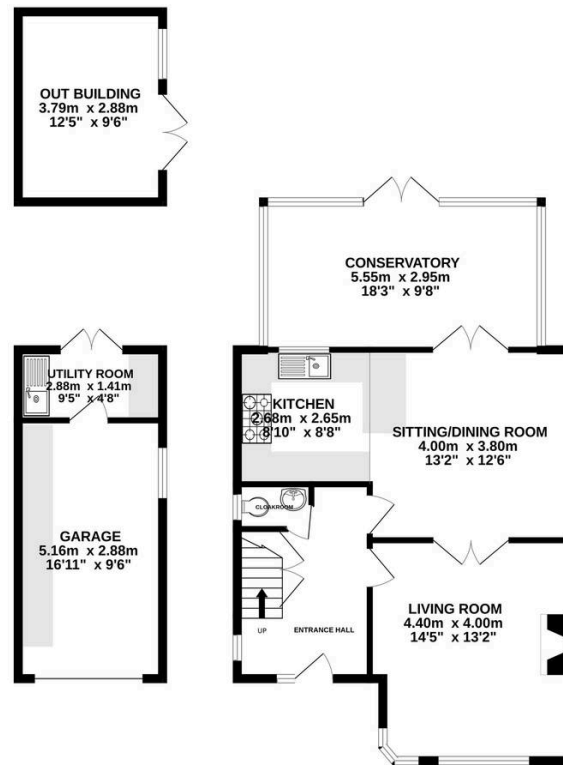
Upstairs, a spacious landing gives access to 3 good sized bedrooms, 2 very large rooms with king size beds and fitted units, and the last a small double. The family bathroom has been refitted to a high standard, being fully tiled and hosting modern sanitaryware.

Outside to rear, is the private garden. This has been meticulously landscaped by the current owners with tasteful patio and decked areas, alongside low maintenance astro turf. There is also a large garden room, barbeque area and fitted greenhouse units completing the tranquil space. This also has access to the utility room and garage. here there is a large sink/dog washing station, white goods and the garage which is primed for a conversion currently housing storage units and electric up and over doors.

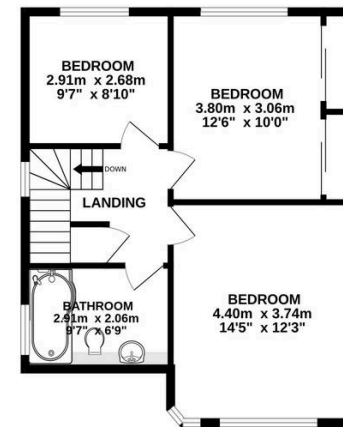
Viewings highly recommended to appreciate the specification



GROUND FLOOR
95.4 sq.m. (1027 sq.ft.) approx.



1ST FLOOR
51.4 sq.m. (553 sq.ft.) approx.



TOTAL FLOOR AREA : 146.9 sq.m. (1581 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025



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

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents, and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.