



Landen Park, Horley

£575,000



**MANSELL  
McTAGGART**  
Trusted since 1947



- 4 Bedrooms
- Detached
- Garage, driveway and car port
- Well proportioned private garden, with a host of mature trees, shrubs and flowers
- Extended to rear
- Further potential for extension and remodelling (STPP)
- Located in the popular Meath Green area
- Close proximity to local schools, transport links and amenities
- Council Tax Band 'E' and EPC 'F'

A well presented 4 bedroom detached home, with a beautifully kept garden boasting excellent potential for extension and remodelling (STPP), located in an eye catching position in the popular Meath Green area. The home is within a stones throw of local schools, transport links and amenities.

Upon approach to the home, there is a sizable driveway with ample parking available, side access and a car port leading to the garage.

Entering the property, you have a bright and spacious entrance hall giving access to the downstairs shower room, kitchen, open plan living/dining room and stairs to first floor. The shower room has been upgraded housing a shower cubicle, w/c and wash hand basin. The kitchen is of a modern finish, with white gloss wall and base units, fitted and freestanding furniture and a window overlooking the rear garden. The open plan living/dining area has already been extended, there is ample space for multiple large family sofas, a 8+ person dining table and any other freestanding furniture you may wish. There are dual aspect windows to front and rear allowing in lots of natural light and sliding doors to the rear garden.



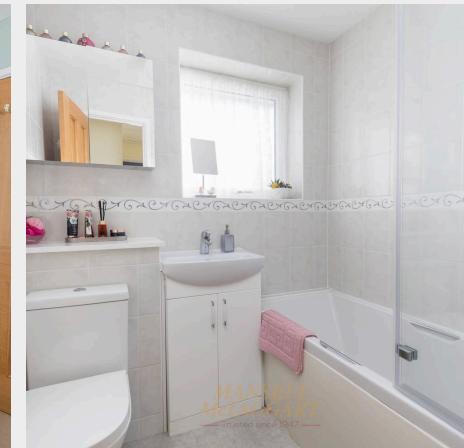
Upstairs, a spacious landing gives access to all 4 bedrooms, family bathroom, storage cupboard and loft. 2 bedrooms are generous sizes able to accommodate king size beds and furniture, with bedroom 1 benefitting from fitted wardrobes. Bedroom 3 is a small double, and bedroom 4 a single room or perfect for a home office. The bathroom is mainly tiled, housing all expected sanitaryware.

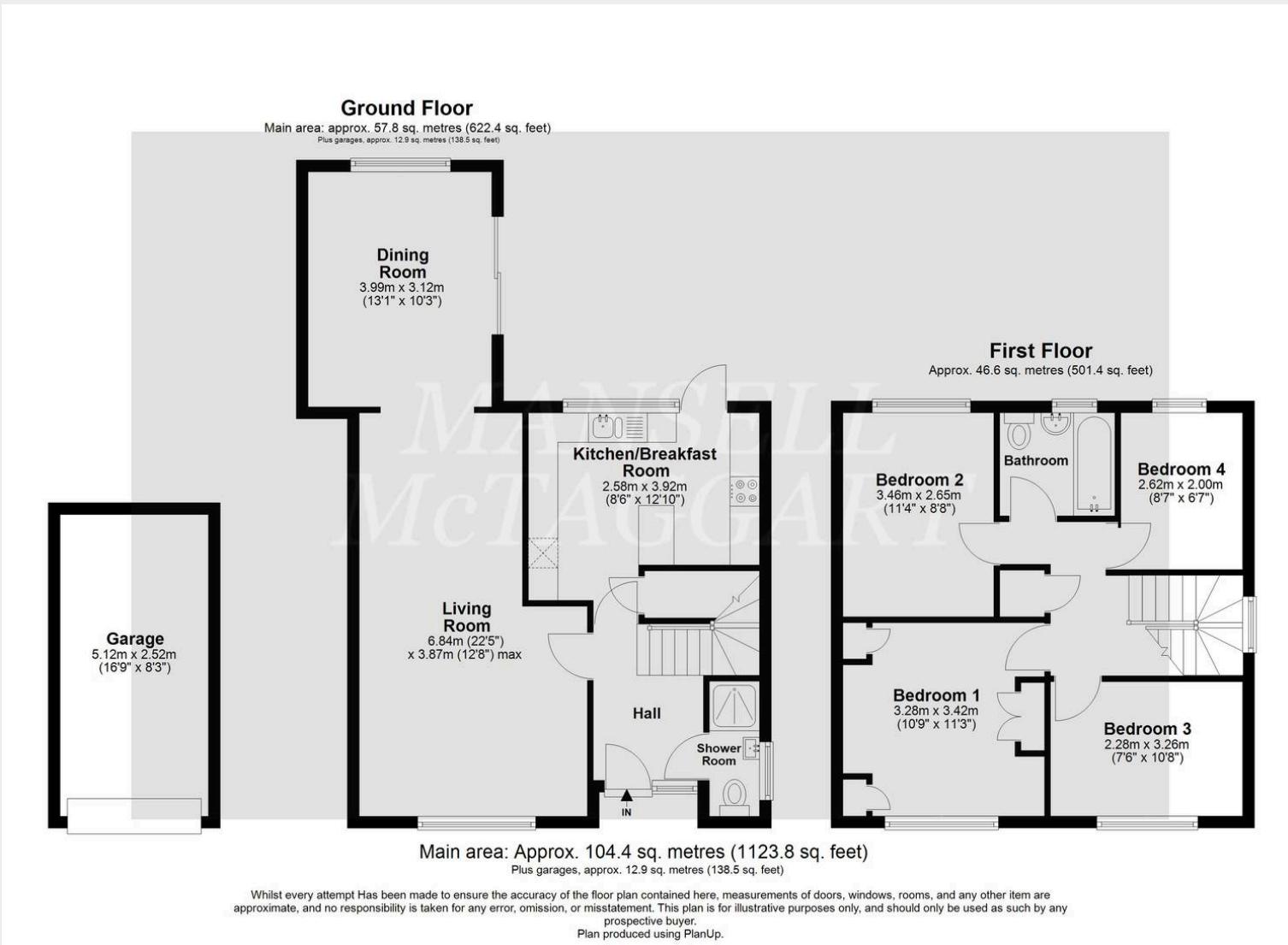
Outside to rear, is a generously proportioned garden. It is surprisingly quiet for the area, and hosts a range of mature trees, shrubs and flowers creating a lovely space for relaxing. There is also a large patio area abutting the property, which continues along the side of the home. There is ample space for a sizable extension (STPP)

Internal viewings are highly recommended.

#### Location

Located midway between London and Brighton, the town of Horley lies south of the twin towns of Reigate and Redhill and north of Gatwick Airport and Crawley. The mainline station provides a regular train service to London and the South Coast. There is easy access to the M23 and A23 and the town is also linked to Redhill, Gatwick and Crawley via the Fastway bus service. A shopping centre, post office, library, variety of restaurants, leisure centre and recreation grounds can all be found within the local area. Nursery, primary and secondary schools are located across the town.





## Mansell McTaggart Horley

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