



Hevers Avenue, Horley

£550,000



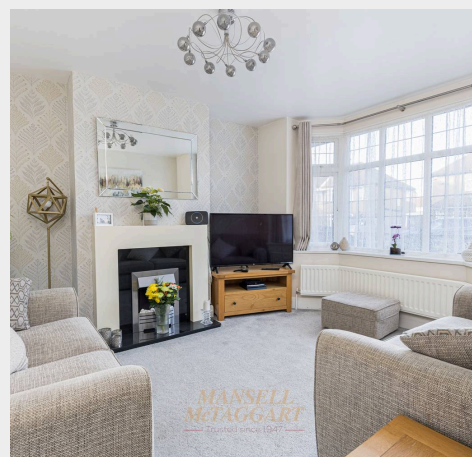
**MANSELL
McTAGGART**
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- 4 bedroom semi-detached family home
- Loft room, with potential to be converted into a 5th bedroom (STPP)
- Tastefully extended and remodelled throughout
- Extended kitchen/dining room excellent for entertaining
- Large and private rear garden overlooking the local recreation ground
- Ample parking available
- Separate formal lounge
- Popular residential location
- Close proximity to Horley town centre, transport links and amenities
- Council Tax Band 'D' and EPC 'D'

A well presented and vastly extended 4 bedroom semi-detached home boasting a generous garden and further potential for improvement (STPP). The home is ideally located close to Horley town centre, transport links, shops, schools and amenities. Upon approach to the property, there is a sizable driveway with ample parking available, access to the main property, and side access.

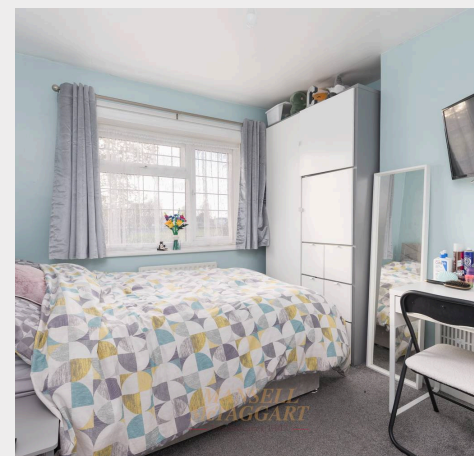
Upon entering the home, a spacious hall gives access to the living room, downstairs bedroom, cloakroom, open plan living space and stairs to first floor. The living room is dressed as a formal lounge with a feature fire and window to front. There is ample space for multiple family sofas and freestanding furniture. The cloakroom benefits from a w/c and wash hand basin. The downstairs bedroom is a double room, with space for a bed, furniture and window to front.

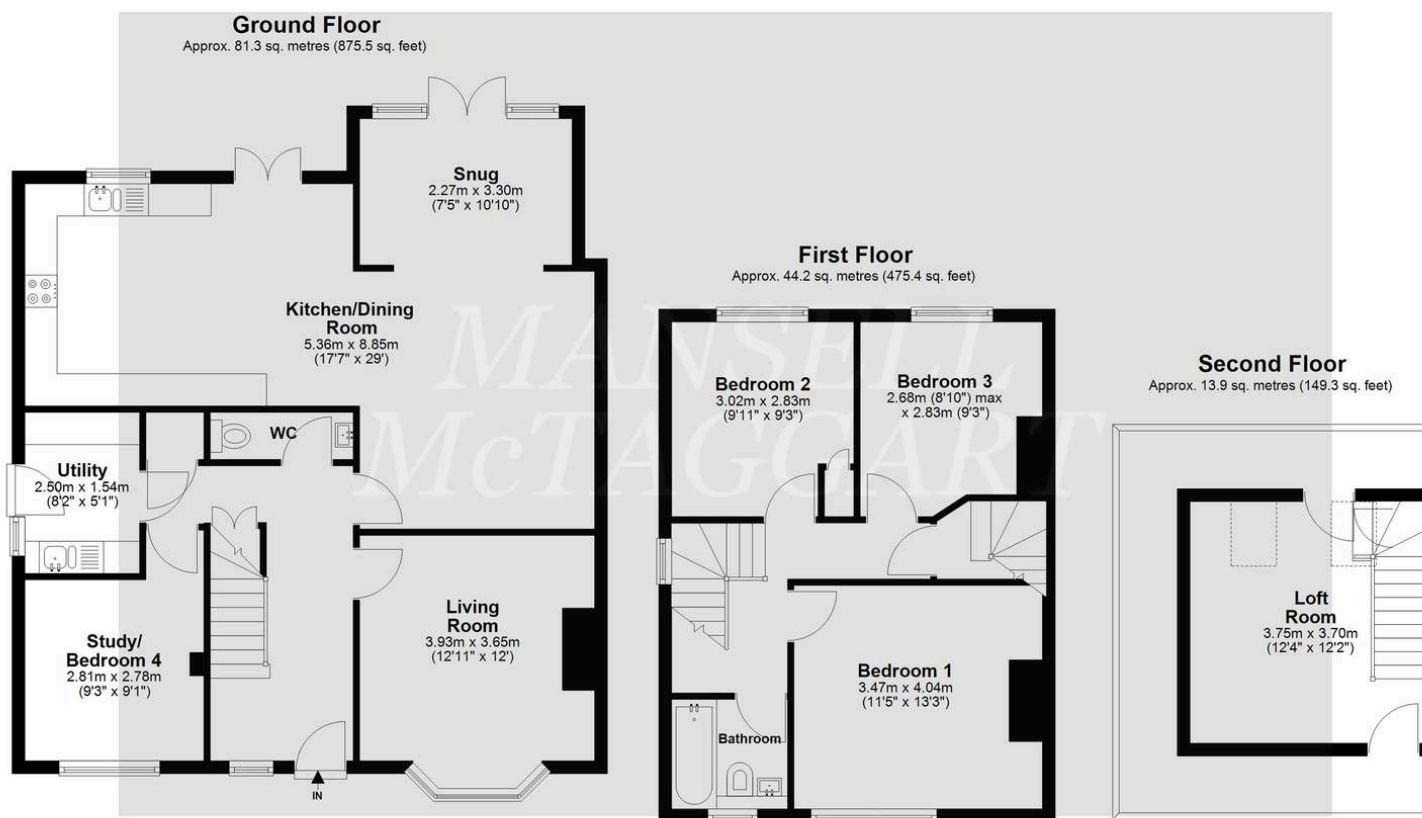


To the rear of the home, is where this becomes rather special, you have a stunning open plan kitchen/dining and living space. This is a wonderfully sized room flooded with light and simply perfect for entertaining. There is space for dining room furniture, sofas and freestanding furniture. There are also tasteful wall and base units, fitted appliances and modern worktops over. Completing the room, is 2 sets of French doors opening to the garden.

Ascending to the first floor, a spacious hall leads to 3 further bedrooms, family bathroom and staircase to the loft room. All bedrooms can comfortably house double beds and furniture, with the bathroom being mainly tiled and housing modern sanitaryware. The loft room is another excellent addition to the home. Currently used as a playroom/games room with eaves storage, it could potentially be converted into a 5th bedroom (STPP) and could potentially house a double bed and furniture.

Outside to rear, is the private garden. It is mainly laid to lawn with a sizable patio abutting the property. There is wood panel fencing surrounding and overlooks the local recreation ground, meaning there's an excellent sense of privacy and seclusion alongside not being overlooked.





Total area: approx. 139.4 sq. metres (1500.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

Mansell McTaggart Horley

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