



Ladbroke Road, Horley

Guide Price £400,000 – £425,000



**MANSELL**  
**McTAGGART**  
Trusted since 1947



- NO CHAIN
- An attractive 2 double bedroom character home built in the early 1900's
- Partially converted loft as crafts room or potential for full conversion (STPP)
- Encompassing a host of character features and charm
- Large frontage
- Driveway parking for multiple vehicles
- Newly installed kitchen and bathroom
- Downstairs utility room and cloakroom
- Popular residential area close to Horley town centre, shops, schools and amenities
- Council Tax Band 'C' and EPC 'C'

An eye catching 2 double bedroom cottage built in the early 1900's boasting an array of character features and charm in a popular residential area of Horley. The home is offered to the market with NO CHAIN, and is within close proximity to Horley town centre, transport links, bus stops, schools and amenities.

On approach to the property, there is a large frontage bringing an immediate sense of grandeur. There is driveway parking for multiple vehicles and a tasteful lawned area giving this charming cottage a lovely curb appeal. Entering the property, you are greeted by the living room. You will immediately notice the original exposed oak wood flooring, log burner and bay window to front reminding you of the properties history and character.

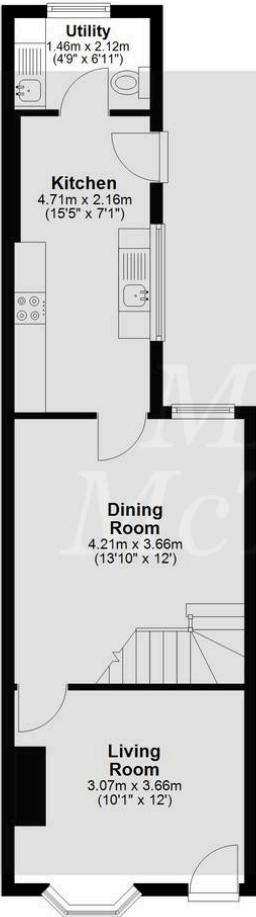
Here there is space for a family sofa and freestanding furniture, with a door leading to the dining room. Here there is space for a 6-8 person dining table and furniture with a staircase ascending to first floor, window overlooking the garden and laid to a semi open plan layout with the kitchen. The kitchen has been refitted to a stylish yet period appropriate finish, housing wall and base units, fitted and freestanding appliances and wood effect work surfaces. Tiled flooring continues from this to the utility and cloakroom, where there are further utilities, w/c and wash hand basin.

Heading upstairs, a landing gives access to both good sized bedrooms, bathroom and loft. Both rooms can comfortably house doubled beds and furniture and boast fitted wardrobes. The family bathroom has also been refitted, with all expected sanitaryware to a high specification with a hint of character. The loft is accessed via a pull down ladder, it has been partially converted into a hobby/crafts room with a Velux window. This could potentially be converted into a further bedroom with relevant permissions.

Outside to rear, is the garden. This is mainly laid to lawn with a patio surrounding and storage shed.



**Ground Floor**  
Approx. 40.8 sq. metres (439.5 sq. feet)



**First Floor**  
Approx. 34.2 sq. metres (368.2 sq. feet)



Total area: approx. 75.0 sq. metres (807.7 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

Mansell Mc Taggart, 3 Central Parade Massetts Road – RH6 7PP

01293 228228

horley@mansellmctaggart.co.uk

[www.mansellmctaggart.co.uk/branch/horley](http://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.