



25 Carlton Tye, Horley, Surrey, RH6 9XJ

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ESTATE AGENTS

JamesDean are delighted to offer this beautifully presented, detached family home situated in a desirable location. This house is positioned in a secluded area of Langshott and offers generous accommodation laid out over two floors.

The property features a spacious entrance hall, modernised cloakroom, living room with patio doors opening into the conservatory, separate open plan dining room and kitchen with access to the rear garden. The upper floor consists of a spacious landing, three bedrooms, a family bathroom and separate WC.



Externally, there is a driveway for off road parking leading to the integral garage. The generous mature rear garden features two patio areas, shed and side access. Viewing is highly recommended to fully appreciate this impressive property.

Further benefits include replacement UPVC windows, gas central heating and no onward chain.

The property is close to the thriving town of Horley, which offers residents a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and Horley mainline railway is within walking distance.

£420,000



Floor plan



Carlton Tye, RH6
Approx. Gross Internal Floor Area 1,114 sq. ft. (103.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Key information

Internal Area: 1114.00 sq ft

Tenure: Freehold

Viewing: Strictly By Appointment

Do you have a property to sell?

If so we can provide you with a free market appraisal.

Do you need a mortgage?

Our in house financial advisor would be delighted to provide you with a no obligation quotation.

Do you need a solicitor?

We can provide you with a no obligation quote from our preferred solicitor.

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.