



28 Furze Close, Horley, Surrey, RH6 9SL

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**JAMES DEAN**  
ESTATE AGENTS

JamesDean are delighted to offer this beautifully presented, detached family home situated on the highly sought after Hurstland Park development. The property has been upgraded by the current owners and the presentation is immaculate.

This home is located in a quiet cul-de-sac and offers generous accommodation laid out over three floors. The property has five bedrooms including a deluxe master bedroom with an impressive en-suite. The ground floor features a spacious and elegant lounge with a large bay window overlooking the garden, an open plan dining room leading onto a conservatory with French doors that access the patio and a refurbished kitchen/breakfast room offering innovative and contemporary design. The kitchen boast integral appliances, including dish



washer and fridge/freezer, Bosch appliances, deep pan drawers and magic corners. There is also a cloakroom, storage cupboard and internal access from the entrance hall to the integral garage.

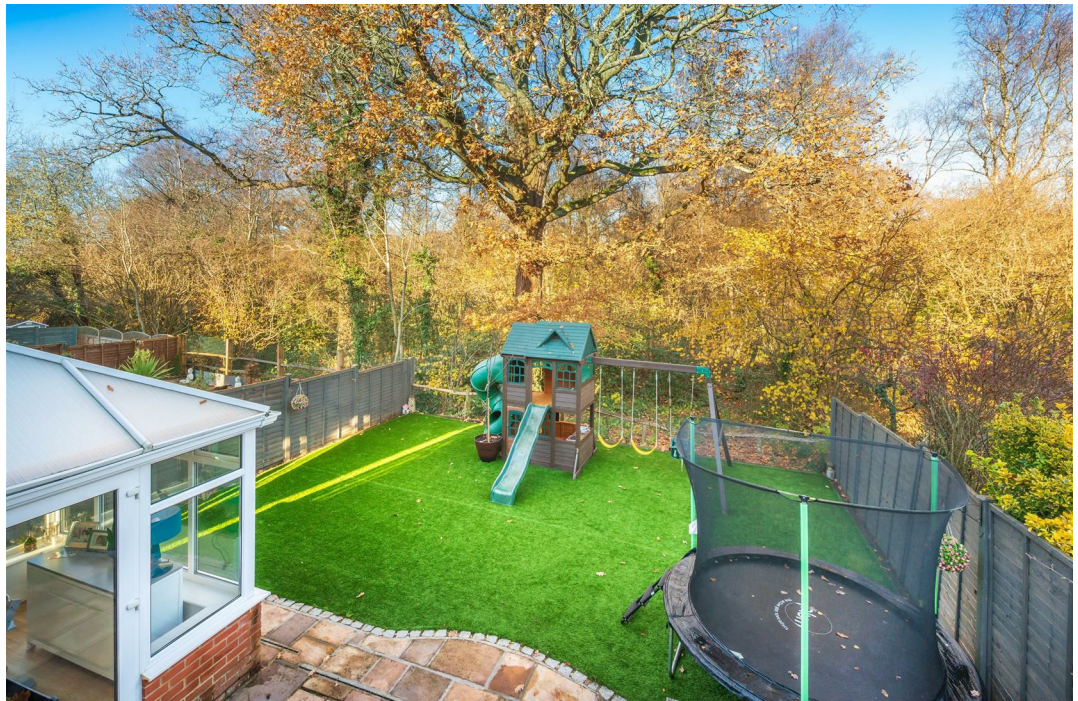
On the first floor there is a master bedroom with ensuite, a double bedroom, family bathroom, study/fifth bedroom and a spacious landing that can accommodate furniture. The second floor loft conversion consists of two further double bedrooms and bathroom featuring a separate quadrant shower.

There is plenty of internal storage, including eaves storage, and the property also boasts a garage, a paved driveway with off road parking for three vehicle and a private, pretty mature rear garden that backs onto woodland and also benefits from side access and an artificial lawn.

Hurstland Park in Horley is an impressive development of beautifully designed and well-crafted family homes. It 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.

**Offers In Excess Of £625,000**



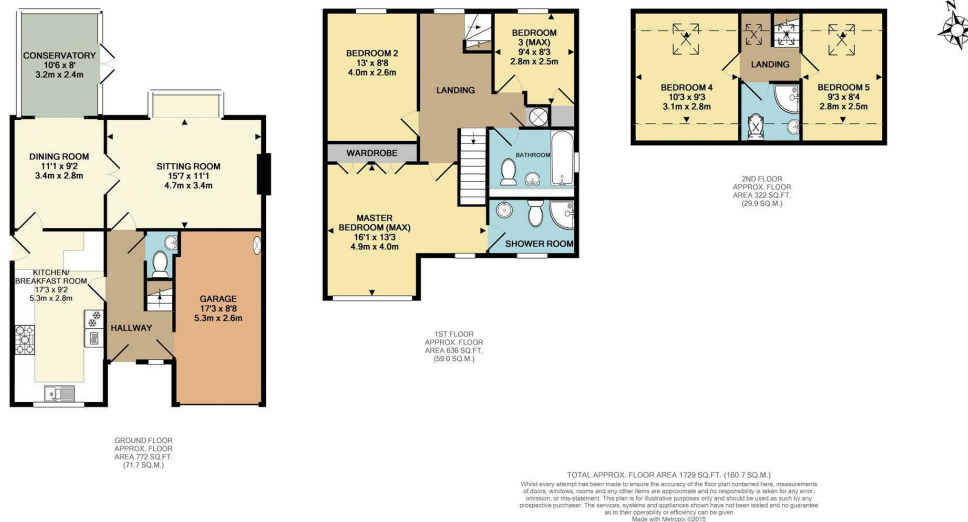





# Furze Close Horley Surrey RH6

Offers In Excess Of  
£625,000

## Floor plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>69</b>	<b>8</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

### Key information

**Internal Area:** 1729.00 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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**JAMES DEAN**  
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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.