



13 Meadow Way, Horley, Surrey, RH6 9JA

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JAMES DEAN
E S T A T E A G E N T S

JamesDean are delighted to offer this attractive family home situated on the highly sought after Acres development. The property is a David Wilson home built to their Clyne design and has been occupied by the current vendors since new.

This home is situated in a quiet cul-de-sac and offers attractive accommodation laid out over three floors. The property is a larger than average townhouse and benefits from a number of upgrades including fully integrated kitchen appliances, laminate flooring throughout the hallway and living room, provision of an additional radiator in the living area, ultra- fast broadband and the installation of a contemporary and stylish wet room to one of the ensuite bedrooms.



The ground floor features an entrance hall, cloakroom, understairs storage and a modern kitchen. Downstairs is completed by an elegant open plan lounge/diner separated from the kitchen via French Doors and with a conservatory area overlooking the garden. On the first floor are two spacious double bedrooms each featuring integral wardrobes and impressive ensuites. One ensuite has been adapted into a wet room whilst the other features a double walk-in shower enclosure. The upper floor consists of three further bedrooms and a family bathroom with white sanitary ware.

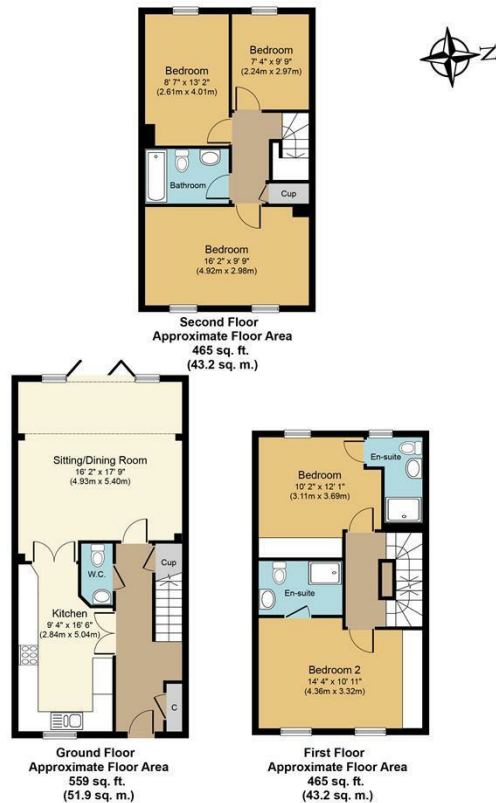
Externally, the property also boasts a large garage with power, lighting and vaulted ceiling offering additional storage. The garage has direct access from the garden, which is mainly laid to lawn and includes a patio area. There is also a parking space adjacent to the garage.

Location is always key and it is no exception here as this property falls within the catchment area for Trinity Oaks School and nursery. It is only a short walk from a play area, open countryside and riverside walk. The Acres 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.

Offers In Excess Of £460,000



Floor plan



Meadow Way, RH6
Approx. Gross Internal Floor Area 1,489 sq. ft. (138.3 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		87
(81-91) B	76	
(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		85
(81-91) B	73	
(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: 1489.00 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.