



109 Campbell Grove, Horley, Surrey, RH6 8PL

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JAMES DEANE
ESTATE AGENTS

Presented in show home condition is this stunning three bedroom home located on the sought after Westvale Park development.

In brief the property comprises: Entrance hall, downstairs cloakroom, living room, kitchen/diner with built in Siemens & Zanussi appliances and French doors to the garden. Upstairs there are three bedrooms, with an en-suite shower room to the master bedroom plus a further family bathroom.

Externally is a generous well kept, low maintenance garden with feature lighting and rear access. There are also two allocated parking spaces and extra parking to the front of the property.



Further benefits include UPVC double glazed windows, gas central heating and the remainder of the NHBC warranty.

Location is always key and it is no exception here with this property being situated in a prime spot overlooking an open green and being within a few moment's walk of open countryside.

Westvale Park itself is a desirable rural village-style development where residents will benefit from shops, a pub/restaurant, School, community hall and outdoor play areas.

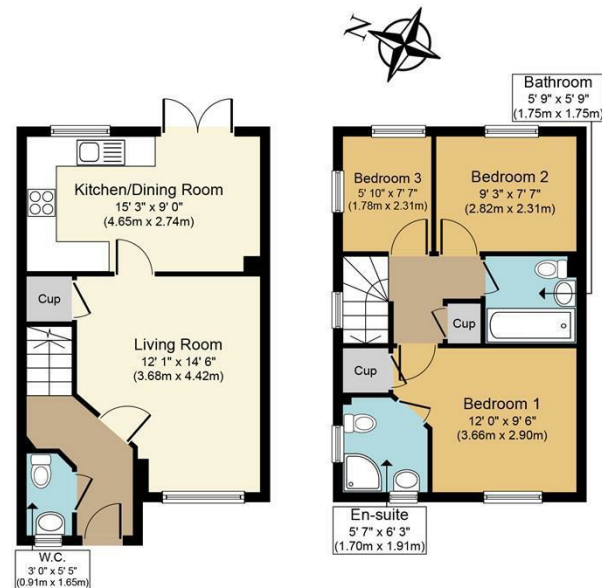
Within a short drive you can chose from the two thriving towns of Horley or Reigate which offer residents a great mix of independent shops, big branded shops, restaurants, bars, coffee shops and supermarkets. Excellent transport links are also easily accessible.

An early viewing is highly recommended.

Offers In Excess Of £375,000



Floor plan



Ground Floor
Approximate Floor Area
382 sq. ft.
(35.5 sq. m.)

First Floor
Approximate Floor Area
362 sq. ft.
(33.6 sq. m.)

Campbell Grove, RH6
Approx. Gross Internal Floor Area 744 sq. ft. (69.1 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 mis-statement. 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		97
(92 plus) A		
(81-91) B	84	
(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: 744.00 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?

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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.