



49 Longbridge Road, Horley, Surrey, RH6 7LS

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JAMES DEAN  
ESTATE AGENTS

JamesDean are delighted to offer this impressive family home to the market. The property is deceptively large and has been refurbished throughout by the current owners. This is a unique opportunity to obtain a spacious, high specification bungalow with a large garden close to Horley town centre.

The current layout benefits from a lovely and light entrance hallway with stylish wooden flooring and a welcoming and elegant living room with a feature fireplace that leads onto the conservatory area complete with French doors to the garden. The kitchen area benefits from contemporary units, mirrored splashback tiling,



island unit, wall mounted oven and gas hob, whilst looking out onto the rear garden. The remainder of the property is completed by three double bedrooms, a family bathroom, utility room and a deluxe ensuite to the master with elegant sanitary ware, walk in shower with his and hers sinks. The property also benefits from solar panels thus reducing your household electricity bills.

Externally, the property is every bit as impressive. To the front is a paved private driveway with off road parking for multiple vehicles, single garage, and front garden mainly laid to lawn. The garden is a magnificent 110 feet that is completely private and also features mature planting, a large area laid to lawn, garden shed, hot tub area, bar, patio and decked area.

This property is close to the thriving town of Horley, which offers residents an excellent mix of local amenities and great transport links.

VIEWINGS RECOMMENDED & VENDOR SUITED

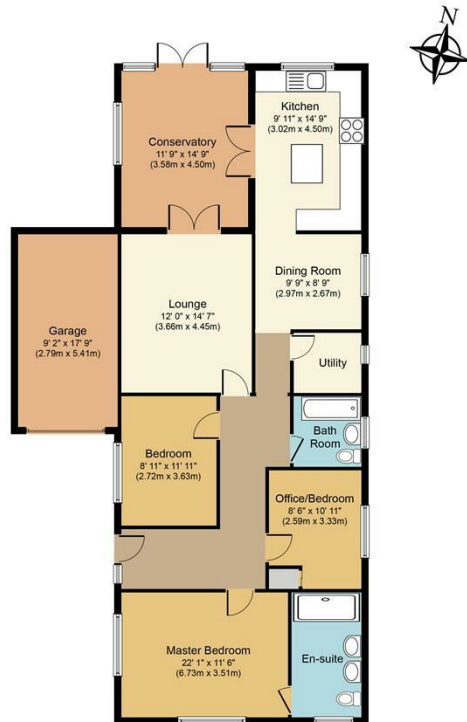
**Asking Price £570,000**







## Floor plan



Ground Floor  
Approximate Floor Area  
1,483 sq. ft.  
(137.8 sq. m.)  
Longbridge Road, RH6



Approx. Gross Internal Floor Area (Excluding Garage) 1,314 sq. ft. (122.1 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		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Key information

**Internal Area:** 1314.00 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.