



35 Povey Cross Road, Horley, Surrey, RH6 0AG

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**J A M E S D E A N**  
E S T A T E A G E N T S

This charming period property boasts many original features and combines these with contemporary design. It is conveniently situated on the outskirts of town yet close to local amenities.

Originally a three bed property, it has since been converted into a two bed home with ensuite bathroom. It has been stylishly upgraded by the current owner including the installation of an exquisite new downstairs bathroom, new windows and has been rewired.



The accommodation consists of a small entrance hall with a living room to the front, which benefits from a bay window and feature fireplace. To the rear is a separate dining room with direct access to the patio, an attractive galley kitchen, storage facilities and a brand new bathroom. Upstairs consists of two bedrooms, ensuite bathroom and a loft storage. Both bedrooms are generous doubles and the ensuite includes elegant sanitary ware and walk-in double shower enclosure.

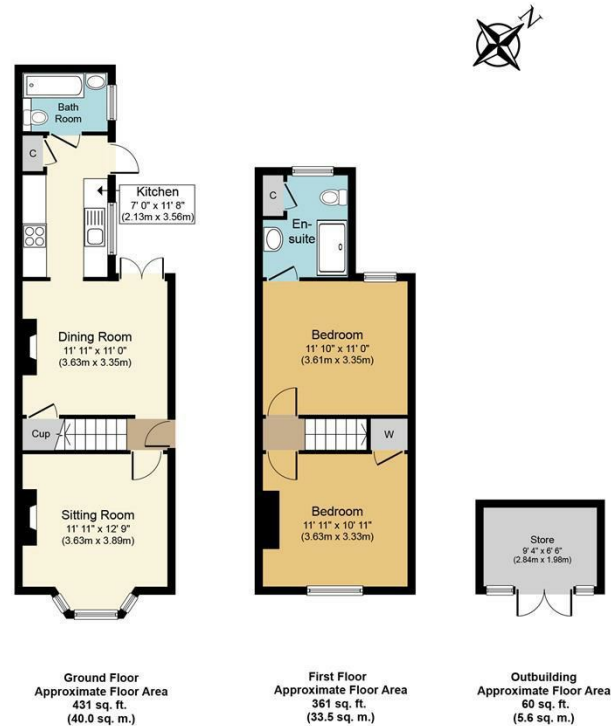
The external aspects include a storm porch and driveway with parking for two vehicles. There is side access to the mature rear garden with an area laid to lawn, patio and garden shed.

Location is always key. This 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 provides fast services to London and the south coast.

**Asking Price £360,000**



## Floor plan



Povey Cross Road, RH6

Approx. Gross Internal Floor Area 851 sq. ft. (79.1 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) <b>A</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		
<b>England &amp; Wales</b>	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) <b>A</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Key information

**Internal Area:** 851.00 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.