



78 Longbridge Road, Horley, Surrey, RH6 7EN

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JAMES DEANE

ESTATE AGENTS

This detached bungalow is discretely situated in a popular residential road within walking distance to the town centre and its amenities. The property has previously been extended and offers versatile accommodation with scope for improvement and modernisation.

The property offers a wonderful opportunity for someone to put their own stamp on it as the accommodation is deceptively spacious having previously been extended along the full length of the side elevation. All of the rooms are generously apportioned and the ground floor includes a large entrance porch that leads into a welcoming entrance hall. To the front is a spacious dual aspect kitchen/dining room that leads onto a utility room with side access to the garden. To the rear of the property with views overlooking the garden are the three double



bedrooms and impressive sized living room. The accommodation is complete by a separate cloakroom and a generous family bathroom featuring a double shower enclosure and floor to ceiling decorative tiles.

There is ample storage with cupboards off the hallway and two of the bedrooms featuring integrated wardrobes. In addition, the garage can be accessed internally and is equipped with an electric up and over door.

The external aspects include a driveway with off road parking for multiple vehicles and a wrap-around garden including a large terrace area, which is a real sun-trap. The main garden is mainly laid to lawn but also features mature planting a small greenhouse and external storage.

Location is always key and it is no exception here. The property is situated in a popular residential road within a short walk of the town centre, mainline station and local schools. The thriving town of Horley offers residents a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and Horley mainline station provide fast services to London and the south coast.

Asking Price £490,000



Floor plan



Approximate Area
1,663 sq. ft.
(154.5 sq. m.)

"Longbridge Road, RH6"

Approx. Gross Internal Floor Area 1,663 sq. ft. (154.5 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 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: 1663.00 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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