



Peeks Brook Lane
Horley, RH6 9SS
£495,000

Astons are pleased to offer to the market this detached bungalow which offers scope and potential to extend and develop to create the space and home you are looking for. The property sits on a large plot and is approached via a five bar gate leading to a driveway which offers parking for several cars.

To the rear the garden offers a lovely secluded space and backs on to a neighbouring farm. The property has been extended previously and offers scope for further extensions, especially on the first floor, (subject to the usual planning permissions).

The bungalow currently benefits from a spacious kitchen/dining room, living and dining rooms, two double bedrooms a bathroom and a separate wc. There is also a study/play area on the first floor.

The location in Horley is known for its friendly community and easy access to local amenities, including shops, schools, and parks. Whether you are looking to enjoy a quiet life or seeking a vibrant community atmosphere, this bungalow offers the best of both worlds.

In summary, this charming detached bungalow on Peeks Brook Lane is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible location. With its spacious living areas, comfortable bedrooms, and ample parking, it is a property that truly deserves your attention.

Peaks Brook Lane, Horley, RH6 9SS

Living Room

Bay window to the front, front door, fireplace with brick surround, radiator, vaulted ceiling, open through to:

Dining Area

Stairs to the first floor, coving, fireplace with electric fire and brick surround, open to:

Kitchen/Dining Room

Range of base and eye level units with work surfaces over and tiled splashbacks, stainless steel sink with a mixer tap and drainer, space for a range style cooker with extractor hood above, space for a fridge/freezer, recessed spotlights, tiled floor, double glazed patio doors to the garden, double glazed window to the rear, stable door to the side.

Utility Room

Work surface to one side with inset sink, space for a washing machine and tumble dryer, window to the side.

Lobby

Door to:

Downstairs Cloakroom

WC, pedestal hand basin with tiled splashbacks.

Bedroom One

Double glazed window to the rear, radiator, coving, door to:

Bathroom

Suite comprising a bath with mixer tap, shower cubicle with a mixer shower unit, wc, hand basin with a vanity unit below, airing cupboard, obscured double glazed window, recessed down lighters, heated towel rail.

Bedroom Two

Window to the front, radiator, coving.

Office/Play Room

Double glazed velux window, cupboard, galleried to the living area below.

To The Front

The property is approached via double five bar gates leading to the driveway which offer parking for several cars and extends to the side to the house where there is a car port, lawned area to opposite side.

Rear Garden

The garden is an important feature of the property as it is a good size and offers a good degree of seclusion. To the rear of the bungalow there is a decked seating terrace with pergola over which leads onto a lawned area interspersed with mature plants and shrubs, fence enclose borders, side access to the front.

Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

Disclaimer

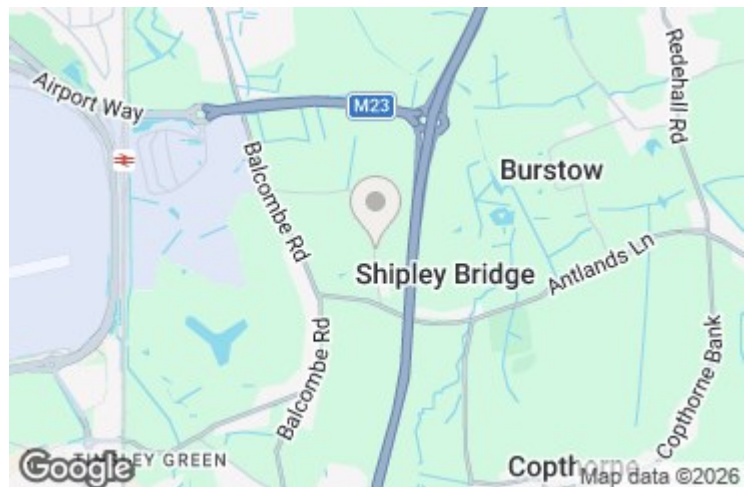
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1131 ft²
105.1 m²

Reduced headroom

.45 ft²
4.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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		