



Railfield Gardens, Horley, RH6 9FY

Guide price £400,000



MONOCHROME | HOMES

PROPERTY SUMMARY

OVERVIEW

GUIDE PRICE - £400,000- £425,000.

A prime example of contemporary open plan living, this modern three bedroom family home sits within the sought after Acres development in Horley. Tastefully decorated and bright and airy throughout this truly is a property not to miss out on.

Accommodation

The accommodation features an entrance hall through to a spacious and elegant lounge area that leads through double French Doors to the rear garden. The stylish, contemporary kitchen offers porcelain tiled flooring, ample worktop space and units with integrated appliances including a gas hob, oven, dish washer, fridge/freezer and washing machine. A pantry cupboard under the stairs provides great storage space. The ground floor is completed by a spacious W/C and sharps fitted storage cupboards throughout.

On the first floor is the dual aspect master bedroom comes complete with ensuite, a second double bedroom with built in cupboard, single bedroom and modern family bathroom.

Outside you are treated to a rear landscaped garden with canopy, decked area and shed with the front garden wrapping around the entire property. Mature bushes border the property providing privacy and seclusion. Two allocated parking spaces can be found the rear of the garden with access to the property through a side gate.

Location

The Acres, is a sought after development of beautifully designed family homes. It is close to the thriving town of Horley, which offers residents an abundance of local amenities and excellent transport links. Gatwick Airport is only 10 minutes away and Horley mainline railway is within walking distance. The development offers a bus which operates 24/7 providing access to the airport, town centre and beyond.

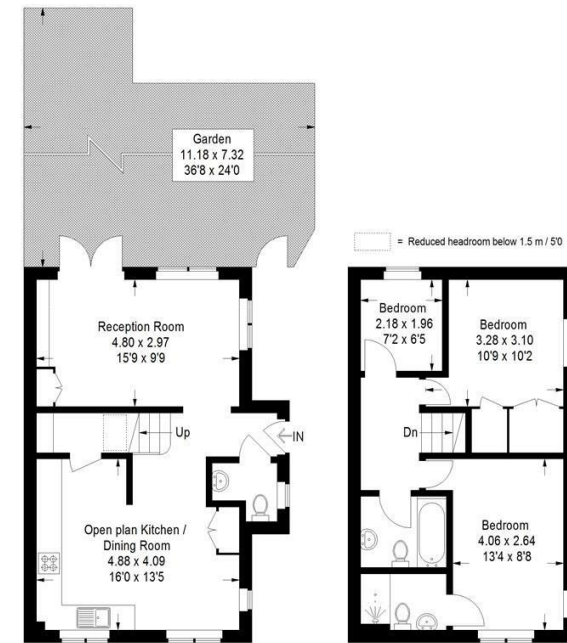
Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

Railfield Gardens RH6

Approximate Gross Internal Area
 Ground Floor = 43.6 sq m / 469 sq ft
 First Floor = 40.7 sq m / 438 sq ft
 Total = 84.3 sq m / 907 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID780556)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		94	(92 plus) A		94
(81-91) B		80	(81-91) B		80
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales	

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