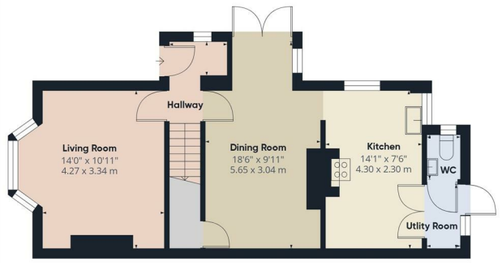
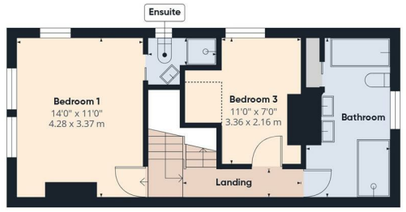
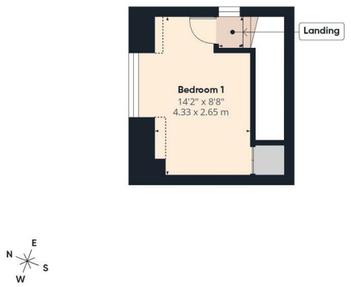


Ground Floor



Floor 1



Floor 2

Approximate total area(1)

1042 ft²

96.9 m²

Reduced headroom

15 ft²

1.4 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.

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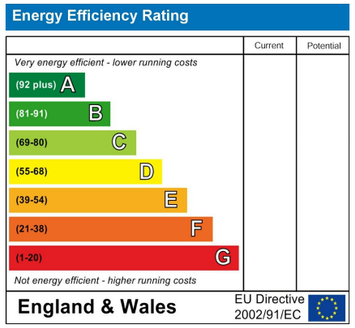

EPC Rating: Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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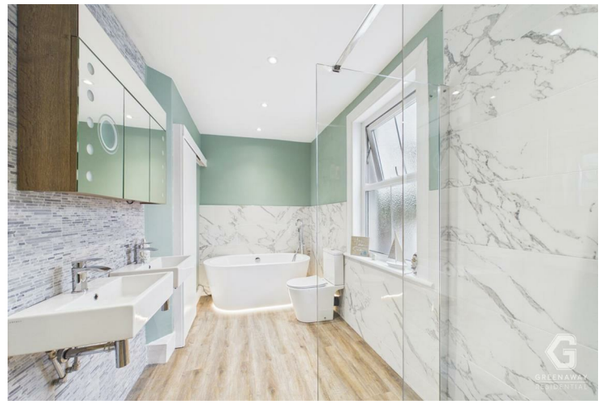
GREENAWAY RESIDENTIAL

27 CHURCH ROAD HORLEY

£475,000

FREEHOLD

Greenaway Residential Estate Agents are delighted to offer for sale this attractive and characterful three-bedroom semi-detached family home, ideally situated in the popular town of Horley, Surrey.



• Attractive three bedroom semi detached family home • Offered for sale with no onward chain • Approximately 1,042 sq. ft. of accommodation • Spacious living room with character features • Separate dining room and fitted kitchen • Principle bedroom with ensuite shower room • Stylish family bathroom with freestanding bath • Generous off road parking and garage with potential for conversion STPP • Enclosed, low maintenance gardens • Convenient for Horley town centre and mainline station

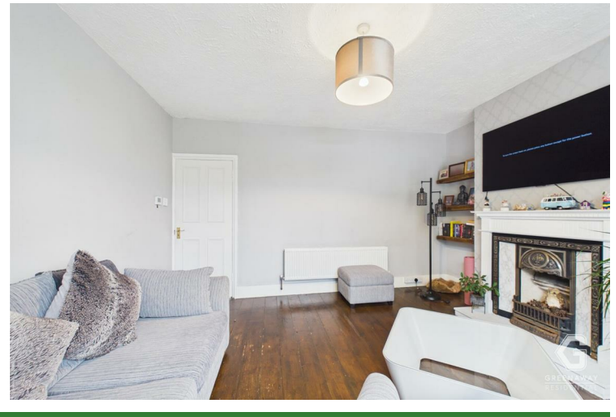
Offering approximately 1,042 sq. ft. of versatile accommodation arranged over three floors, the property combines traditional charm with modern comforts and benefits from generous off-road parking, a garage with potential for conversion into additional accommodation, a home office or gym (subject to the necessary consents), enclosed gardens and the significant advantage of being offered for sale with no onward chain.

The property is beautifully presented throughout, retaining a number of attractive character features including a traditional bay window, feature fireplace, exposed brickwork and sash-style windows. The ground floor offers a welcoming living room, a separate dining room with doors opening onto the outside space, a fitted kitchen, useful utility area and downstairs WC. The accommodation provides an excellent balance of comfortable everyday living and practical space for family life and entertaining.

On the first floor, the spacious principal bedroom enjoys plenty of natural light and pleasant views towards the surrounding greenery, together with the convenience of a modern en-suite shower room. A further bedroom and an impressive family bathroom, featuring a freestanding bath, separate shower enclosure and twin wash hand basins, complete this floor. The second floor provides an additional characterful bedroom with attractive sloping ceilings, offering flexible accommodation suitable for family members, guests or home working.

Externally, the property benefits from a substantial driveway providing generous off-road parking, with double gates leading to an additional enclosed parking and garden area. The garage offers valuable storage or further parking facilities, while also presenting exciting potential for conversion into additional living accommodation, a dedicated home office, gym or other versatile space, subject to obtaining any necessary planning permission and building regulations approval. The outside space has been thoughtfully arranged to include a paved courtyard-style seating area, ideal for entertaining and alfresco dining, together with a further enclosed garden featuring block paving and artificial lawn. These attractive, low-maintenance areas provide excellent opportunities for outdoor relaxation and family activities.

The property is conveniently positioned for Horley town centre, which offers an excellent selection of shops, supermarkets, cafés, restaurants, public houses and everyday amenities. Horley mainline railway station provides regular services towards London, Gatwick Airport and Brighton, making the location particularly appealing for commuters. Gatwick Airport is also within easy reach, while the nearby A23 and M23 provide convenient access to the M25, Crawley, London and the South Coast.

Families are well catered for, with a selection of local schools including Manorfield Primary and Nursery School, Yattendon School, Horley Infant School and Oakwood School. The surrounding area also offers parks, recreational facilities and access to the beautiful Surrey and Sussex countryside. The nearby towns of Reigate, Redhill and Crawley provide further shopping, dining and leisure opportunities.

Combining spacious accommodation, period character, excellent parking facilities and exciting potential to further enhance the property, this delightful home represents an excellent opportunity for families and purchasers seeking a well-connected home with plenty of charm. Offered for sale with no onward chain, Greenaway Residential strongly recommend an early internal viewing to fully appreciate everything this property has to offer. Prompt viewings are advised to avoid disappointment.