

Arne Grove
Horley, RH6

Freehold
Offers in excess of £375,000



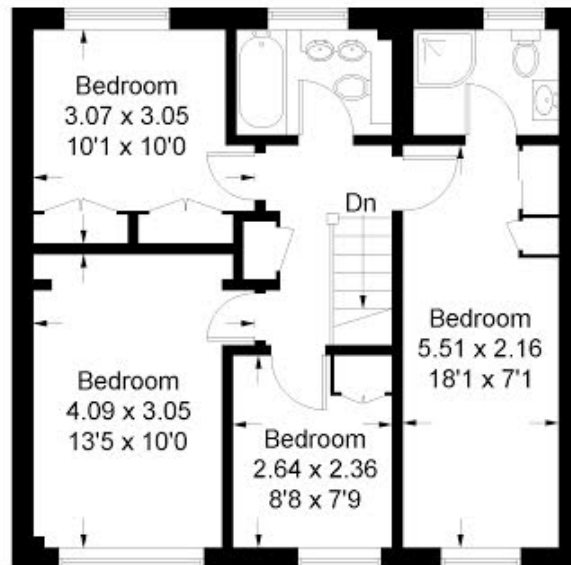
By Power Bespoke | ** 17th November: Back on market, Collapsed Downward Chain ** | 4 Bedrooms | 2 Reception Rooms | Kitchen Diner | Refitted Bathrooms | Downstairs Shower | Utility | Meath Green Area | Great School Catchment | Downstairs Living Potential | Adjoins Westvale Park | Parking...ctd...



THE COURTYARD | LONESOME LANE | REIGATE | RH2 7QT
Tel: 01737 246 777
E-mail: hello@powerbespoke.co.uk

 powerbespoke
— remarkably different. —

Approximate Gross Internal Area = 103 sq m / 1109 sq ft



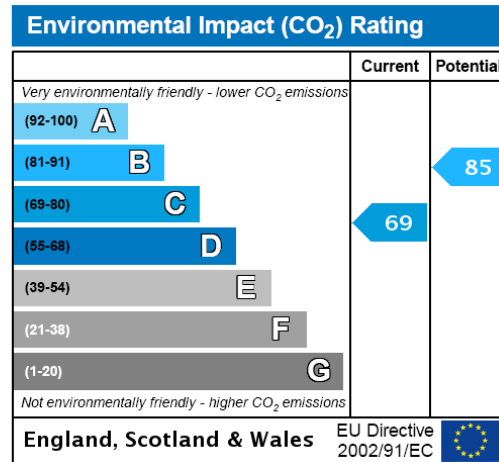
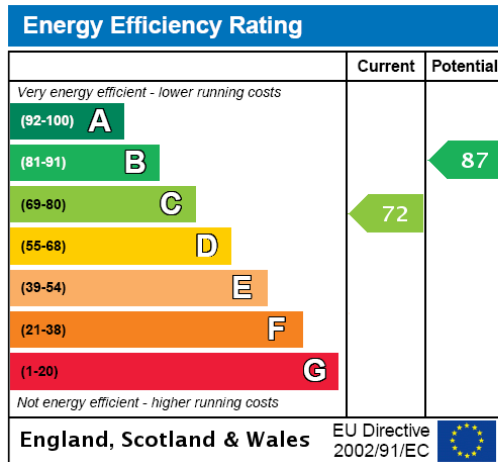
First Floor



Ground 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. (ID233434)
www.bagshawandhardy.com © 2016

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



** 17th November: Back on market, Collapsed Downward Chain **

4 Bedrooms | Main Suite (dressing area & en suite) | 2 Reception Rooms | Refitted Kitchen/Dining Room | Refitted Bathrooms | Downstairs Shower Room | Utility Room | Popular Meath Green Area | Great School Catchment Area | Family Friendly Cul-De-Sac | Downstairs Living Potential | Scope for Extension to Rear (stp) | Parking for Several Vehicles |

A beautiful family home that's walking distance from two of Horley's best schools yet hidden away from passing traffic located at the end of a cul-de-sac.

It adjoins Westvale Park, a new development and community within Horley which is proving hugely popular and set to be "the place to live" for quite some radius.

Internally; the ground floor benefits from a refitted kitchen dining room, two reception rooms and a utility room with shower and toilet. Upstairs boasts four bedrooms with two refitted bathrooms, one for the family and the other en suite to the master. There is potential to provide downstairs living if required.

VENDORS COMMENTS on; living, commuting & working from Arne Grove..

"Commuting from Arne Grove is easy with a little effort. I work in London, commute every day and find it an ideal opportunity to get some exercise.

The 1.5 mile walk to Horley station is flat so takes around 25 minutes. I prefer cycling to Gatwick though. Only 2.5 miles, takes 15 minutes and opens up options for trains that are not available at Horley.

This has been especially useful this last year with Southern's issues, Gatwick offers Thameslink and Gatwick Express to Victoria, I've never had a day when I've not been able to get there.

I can work from home and sometimes do out of choice, there's reliable broadband (BT fibre and Virgin media) which is always sufficient for my needs.

It's been an amazing house for us but our girls are not getting any smaller so we're looking for a large 5 bedroom house, we're tempted to move out the back into one of the new properties so we stay in this precise area"

Guide Price: £375,000 - £400,000

Location:

THE COURTYARD | LONESOME LANE | REIGATE | RH2 7QT
Tel: 01737 246 777
E-mail: hello@powerbespoke.co.uk



Horley, East Surrey is located near the towns of Reigate, Redhill, Crawley and borders West Sussex. It's mainline railway station is on the London to Brighton line and serves Victoria, London Bridge, Clapham Junction and East Croydon to mention a few.

Horley is the closest town to Gatwick Airport yet unaffected by the direct flightpath. It's also a 5 minute drive to the M23 which leads to the M25 and A27.

The Horley Master Plan is well underway with vastly improved services from Horley Station to London & Brighton, the introduction of the oyster card (putting it on the London map) and the construction of thousands of new homes (Westvale Park) by high end developers Crest Nicholson & Charles Church.

Parking Arrangements: Off road parking via private driveway

Vendors position: Vendor suited

Council Tax Band: D

Property Built: 1970's

Loft: Insulated and partly boarded

Tenure: Freehold

Potential Rental Value: £1550pcm

Garden Fence: Right and rear

Garden Shed: Will remain

Nearest Train Station: Horley Station. 1.7 miles

Nearest Primary School: Meath Green. 0.5 miles

Nearest Secondary School: Oakwood. 1.3 miles

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.