

Yew Tree Road
Charlwood, RH6

Freehold
Guide Price of £500,000



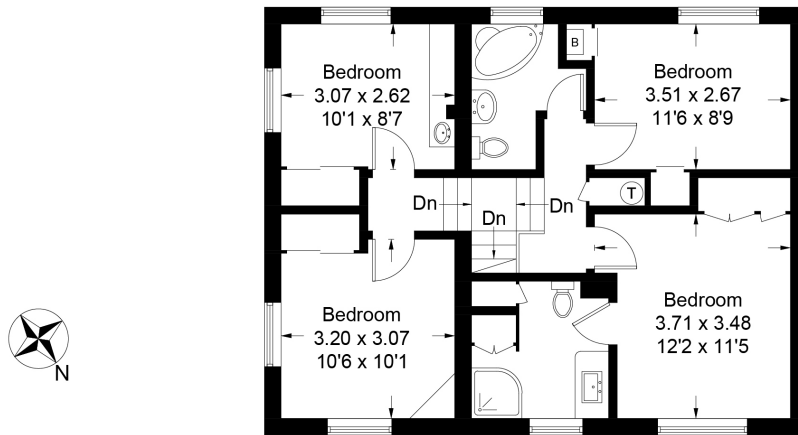
*** SOLD *** Extremely Large | 4 Double Bedrooms | 4 Receptions | Almost 1900 Square Feet! | Peaceful Village Location | Walking Distance; Charlwood School Cricket Green. Pavilion and Shops | London 30 min's via Gatwick | Gatwick 8 Min's Drive | NO CHAIN...ctd...



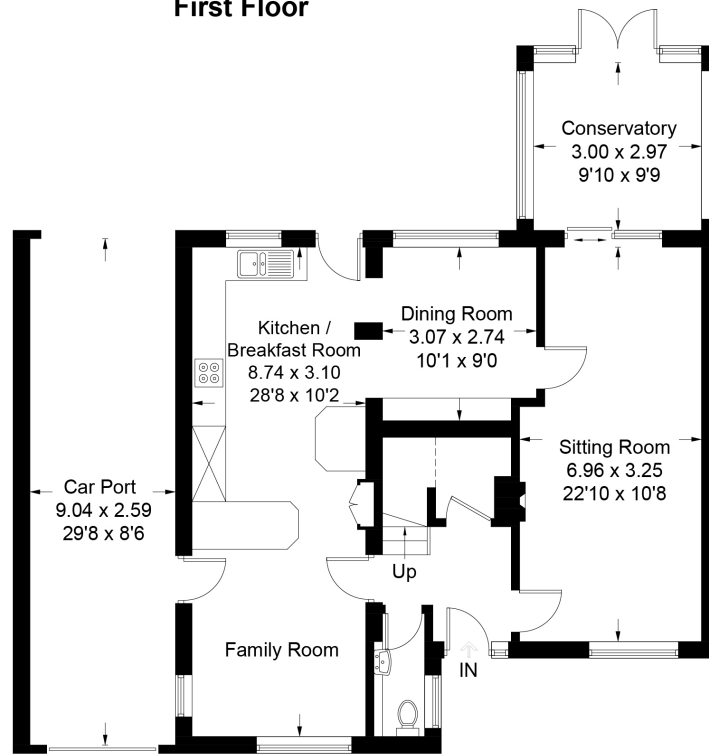
THE COURTYARD | LONESOME LANE | REIGATE | RH2 7QT
Tel: 01737 246 777
E-mail: hello@powerbespoke.co.uk

 powerbespoke
— remarkably different. —

Approximate Gross Internal Area = 171.9 sq m / 1850 sq ft
(Including Car Port)



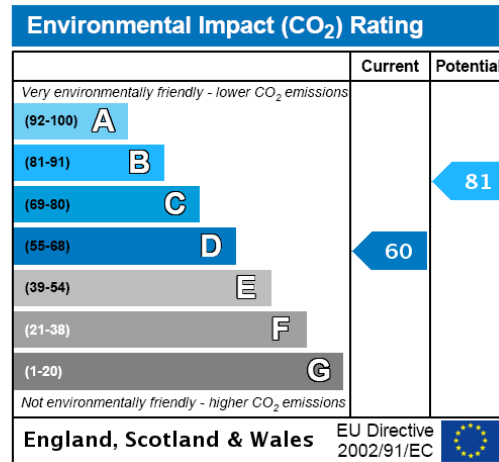
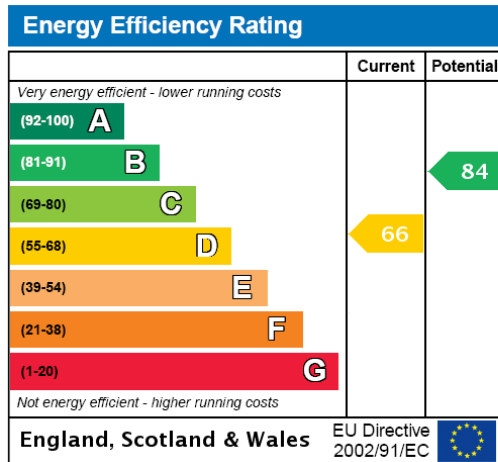
First Floor



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 decisions reliant upon them. (ID277531)
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Four Double Bedrooms | En Suite | 1850 Square Feet | Peaceful Location within The Village | Walking Distance to Charlwood; School, Cricket Green, Pavilion & Shops | London 30 minutes via Gatwick Express | Gatwick 8 Minutes by Car | NO CHAIN |

An extremely large, detached, property with a total of 1850 square feet, at £270 per square foot this property is one of the best value residences in Surrey. Hidden away at the end of a cul-de-sac, off Chapel Road, it offers immense versatility for many different buyers due to its size which could accommodate the largest of families comfortably.

The kitchen is over 28ft in length and currently set-up with a family room area to the front and breakfast area to the side, it's double aspect and is potentially the largest kitchen available at this price bracket. A large double aspect lounge sits parallel to the kitchen adjoined by the entrance hall to the front and dining room at the rear.

Upstairs all bedrooms are doubles with built in wardrobes, the master has a large en suite shower room.

Outside the front driveway has parking for many cars and scope for even more. A carport runs down the side the full width of the property which would accommodate two further vehicles. There is access to the rear garden at both sides of the house, from the kitchen and from the conservatory.

The property is offered with NO CHAIN which would hopefully offer security for a potential buyer.

Charlwood is a sought after, historic village with a strong sense of community. It has many historic buildings like the Norman Church of St Nicholas, Lowfield Heath Mill and Providence Chapel. It also has many public bridleways, footpaths and ancient woodland to go and explore with stunning scenery and far reaching views from various locations.

Gatwick Airport, M23, Horley and Crawley are all within 5-10 minutes.
The M25, Reigate, Dorking and Redhill are also a 15 minutes journey by car.

Guide price from £500,000 to £550,000

Other Information...

Parking Arrangements: Driveway & Carport
Vendors position: No Chain
Council Tax Band: F
Property Built: Circa 1970's

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Potential to add value/extend (stpp): Potential to extend to the side

Loft: Mostly boarded & light

Age of Boiler: 1990's (serviced regularly)

Garden Shed: Included

Garden Direction: South West

Nearest Train Station: Gatwick (8 minutes), Horley (13 Minutes).

Nearest Primary School: Charlwood Primary School. 5 Minute walk.

Nearest Secondary School: Oakwood, Horley. (school coach leaves from the shops)

Nearest Nursery: Bear & Bunny, Horley Road (1 mile)

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