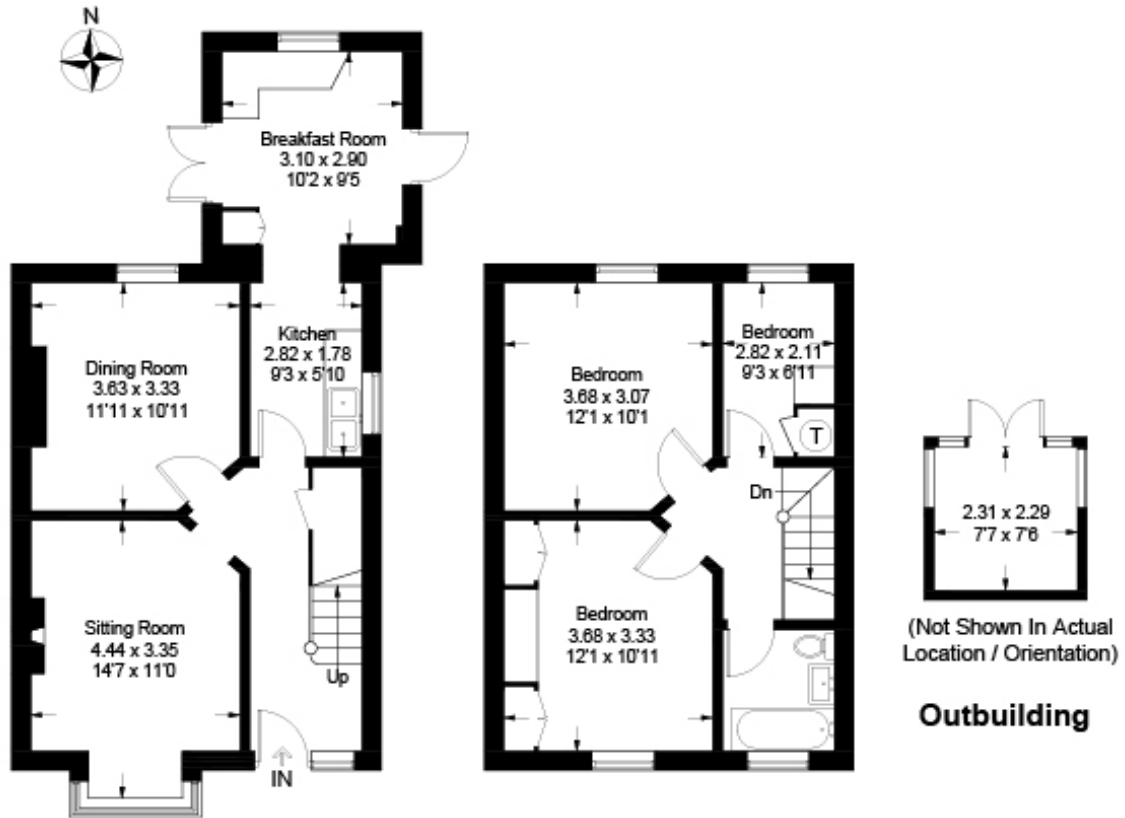


Approximate Gross Internal Area = 91.4 sq m / 984 sq ft
Outbuilding = 5.3 sq m / 57 sq ft
Total = 96.7 sq m / 1041 sq ft



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 decisions reliant upon them. (ID303511)

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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.

**** Fantastic Opportunity **** | CASH buyers only | Auction 2nd November | Viewings Commence Wednesday 25th October | Requires Refurbishment | Private Plot | No Chain | Views Over Fields | Village Outskirts | Scope For Extension (STP or PD) | Parking | Summer House | Gatwick Airport & Horley (5 mins) | Gatwick to London 30 mins by train | NO CHAIN |

<h2><i>

A lovely property in need of refurbishment and essential works which are subject to an open, ongoing, transferable insurance claim,
full details and terms you can verify with the insurer</i>

Auction: LOT 29 - 2nd November 2017 - Grosvenor House Hotel, Mayfair, London, W1.

</h2>

</center>

PLEASE READ IN FULL:

The property is the subject of a transferable insurance claim, a structural engineers report suggests historical movement may be due to the proximity of oak trees, clay sub soil and the depth of the existing foundations. The report and associated information is contained within the legal pack.

The property occupies a site of 0.16 acres and is situated in a conservation area, it is not listed. Potential to extend subject to the necessary consents.

Ground floor: Entrance hall, sitting room, dining room, breakfast room, kitchen.

First floor: 3 bedrooms, bathroom.

Outside: Plot extends to 0.16 acres comprising gardens, off street parking and outbuilding. Energy Rating: F/31

<center>

Overview:

Estimated & Conservative resale values: £550,000 as a refurbishment and £635,000 as an extended 4 bedroom.

Conveniently located on the village outskirts on the way to Horley and is 5 minutes from Horley, Gatwick Airport by car and walking distance into the village centre.

Parking Arrangements: Gated Driveway

Vendors position: No Chain

Council Tax Band: F

Property Built: 1920/1930's

Tenure: Freehold

Potential Rental Value: £1350pcm

Garden Fence: Left and Rear

Garden Shed: Will Remain

Nearest Train Station: Gatwick & Horley Station (3 & 2.8 miles)

Nearest Primary School: Charlwood

Nearest Secondary School: Oakwood, Horley (local authority transport from village)

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