ASTONS



Peeks Brook Lane
Horley, RH6 9SS

Offers In Excess Of £500,000

*** No onward chain ***
Astons are pleased to offer to the market this spacious detached bungalow which is situated between the centres of Horley and Crawley. With three well-proportioned bedrooms, this property offers flexibility for families, those working from home or people looking to downsize but not losing the feeling of space. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The bungalow is positioned on a good sized level plot and offers scope to extend or create a chalet, (subject to the usual planning permissions). The property features a spacious living/dining room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. well-appointed shower room, ensuring all your daily needs are met with ease. One of the standout features of this property is the ample parking space, accommodating up to four vehicles, which is a rare find in this desirable location.

This home is conveniently situated near local amenities, schools, and transport links, making it an excellent choice for both commuters and families alike. Whether you are looking to downsize or seeking a new family home, this bungalow presents a wonderful opportunity to enjoy a comfortable lifestyle in a tranquil setting. Don't miss the chance to make this charming property your own.







Entrance Porch
Double glazed front door with double glazed windows to either side, door to:

Hallway
Cupboard, open to:

Living/Dining Room
Double glazed bay window to the front, two double glazed windows to the side, wood burning stove, three radiators, coving, doors to:

Kitchen
Range of base and eye level units with work surfaces over and tiled splashbacks, inset stainless steel sink unit with a mixer tap and drainer, built in oven with a hob over, stainless back plate and an extractor hood above, space for a washing machine and dishwasher, open to:

Utility Room
Range of base and eye level units to one wall with a work surface, space for a tumble dryer and fridge/freezer, double glazed windows to the rear and side, double glazed velux window, double glazed door to the garden.

Inner Hallway
Access to the loft space, coving, radiator, cupboard, doors to:

Bedroom One
Double glazed window to the rear, radiator, coving.

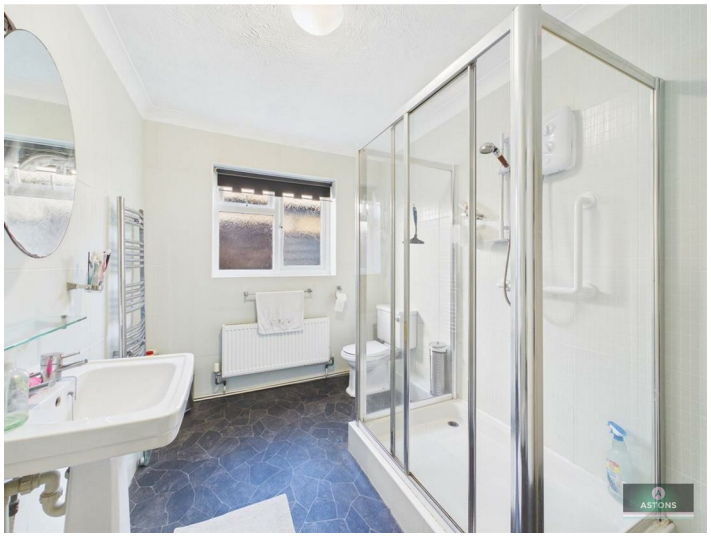
Bedroom Two
Double glazed bay window to the front, two radiators, coving, linen cupboard.



Bedroom Three
Double glazed window to the side, double glazed velux window, built in wardrobe, radiator.



Shower Room
White suite comprising a shower cubicle with an electric shower unit, pedestal hand basin, and wc, tiled walls, radiator, heated towel rail, coving, obscured double glazed window.



To The Front
Gravelled driveway with parking for three to four cars leading to the garage to the side of the property, hedge borders.

Garage
With an up and over door. leads to the covered sideway with storage shed, access to the garden.

Rear Garden
The property is positioned on a good sized level plot with a secluded garden to the rear. The garden is mainly lawned interspersed with feature trees and plant borders, hedge enclosed, side access gate to the front. to the rear of the garden there is a large cabin which is ideal for storage.



Anti Money Laundering
In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

Disclaimer
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate
Conveyancing - Lewis & Dick £200 per transaction
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

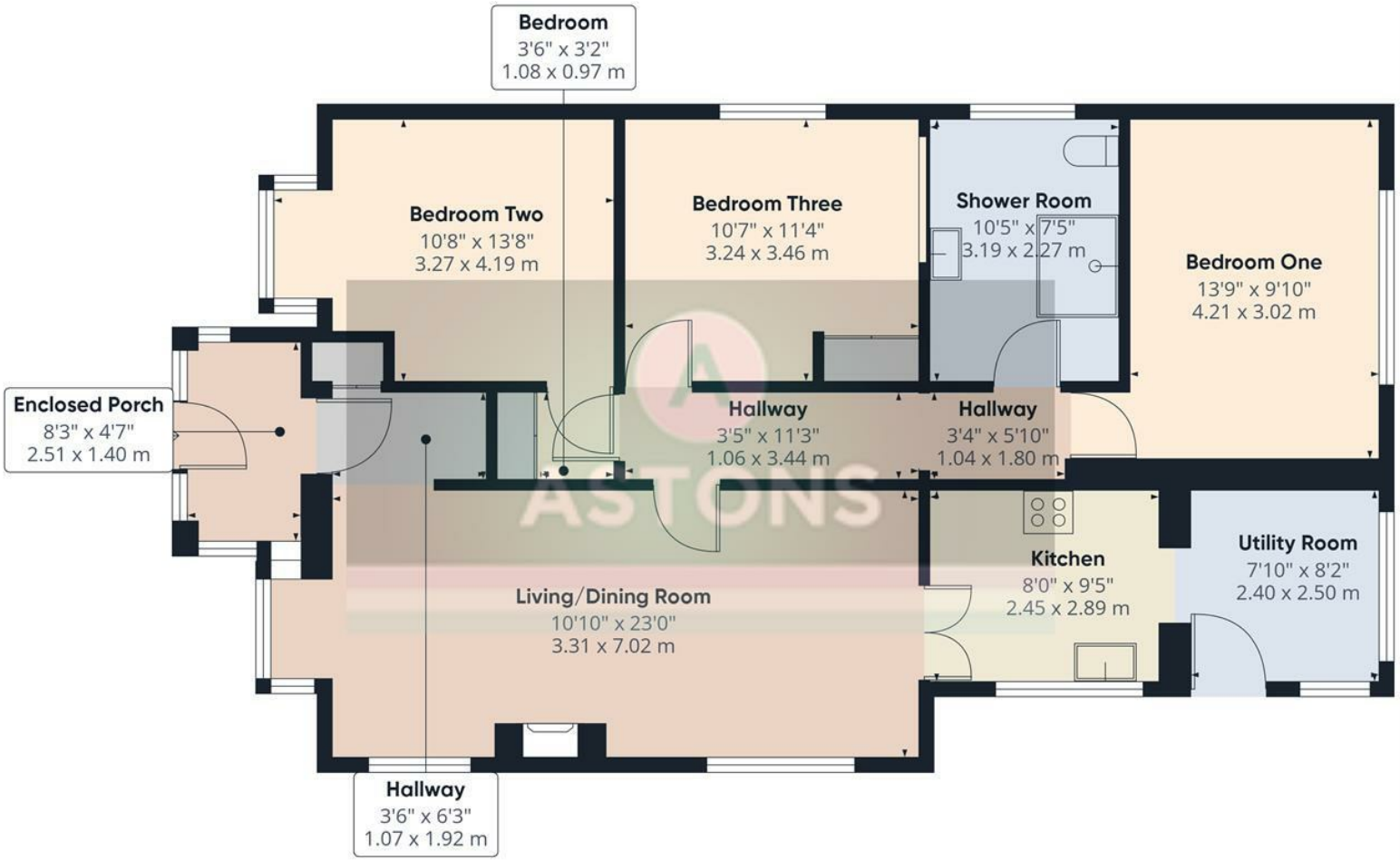









BOSCH
ASTONS



Approximate total area(1)

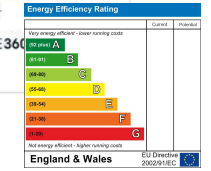
1014 ft²

94.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



RESIDENTIAL SALES | NEW HOMES | PROPERTY INVESTMENT | LETTINGS | MORTGAGES

Astons Sales and Lettings Ltd, 32 High Street, Crawley. RH10 1BW

01293 611999 | www.astons.org | sales@astons.org | lettings@astons.org

Registered address: Bassett House, 5 Southwell Park Road, Camberley, GU15 3PU. Reg No: 05149486 (England and Wales)

The Property Ombudsman

ClientMoney Protect