



Guide Price £500,000 to £525,000

Kingsley Grove, Woodhatch, RH2

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A beautifully presented and extended three-bedroom semi-detached family home, ideally located in a popular and convenient residential area.

Situated just 0.3 miles from the local shopping parade, 0.5 miles from Sandcross Junior School, and approximately one mile from Priory Park, this well-maintained home offers an excellent balance of convenience and family-friendly living.

The property has been carefully looked after, improved, and extended by the current owner. The ground floor comprises a porch, entrance hall, lounge, spacious kitchen/dining room, family room, downstairs WC, and utility room, providing flexible and generous living accommodation.

To the first floor are three well-proportioned bedrooms and a family bathroom. The main bedroom benefits from built-in wardrobes, while the third bedroom is currently used as a study/dressing room but can easily be reinstated as a bedroom. The second bedroom is a well-sized double, enjoying pleasant views over the rear garden.

The extended ground floor accommodation is a standout feature and must be viewed to be fully appreciated. On entering the property, there is an impressive view through to the rear of the house (some 50 feet away)! The extension was completed in 2014, complemented by a refitted kitchen in 2013 featuring Corian worktops. Further improvements include a new boiler installed in 2022 and upgraded electrics with a new fuse board in 2013. The majority of windows are fitted with attractive window shutters, adding both style and privacy.

Externally, the property offers driveway parking for two vehicles to the front. The rear garden extends in excess of 85 feet and features a patio area, high-quality artificial lawn, well-stocked flower and shrub borders, and a timber shed, creating an attractive and low-maintenance outdoor space. This is an excellent opportunity to acquire a well-presented and thoughtfully improved family home in a highly sought-after location.

Key features

- Guide Price £500,000 - £525,000.
- Beautifully presented and extended three-bedroom semi-detached home
- Popular and convenient location close to local amenities
- 0.5 miles from Sandcross Junior School and 1 mile from Priory Park
- Spacious extended ground floor with 3 reception rooms, wc & utility room
- Refitted kitchen dining room with Corian worktops
- Three bedrooms including main bedroom with built-in wardrobes





IMPORTANT:

Mayhew Estates give notice that: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.

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