



2 Bedrooms

Offered for sale by Greenaway Residential Estate Agents, this exceptionally attractive semi-detached property presents a charming facade with a mix of traditional red brick and white render, approached via a private driveway providing highly sought-after off-street parking bordered by a mature front garden.

**Albert Road, Horley,  
Surrey, RH6 7HS**

Guide Price:

**£400,000**

EPC Rating: TBC



Upon entering through the welcoming hallway, the ground floor opens into a beautifully appointed, bright open-plan lounge and dining room. This inviting reception space boasts a wealth of character, highlighted by a striking feature fireplace housing a log-burning stove on a neat hearth, alongside elegant ceiling roses, and practical low-maintenance wood-effect flooring. A front-facing window floods the room with natural light, while cleverly designed alcove shelving and built-in cupboards offer excellent storage. Flowing seamlessly from the living area, the adjacent contemporary kitchen is smartly finished with sleek, light-coloured shaker-style cabinetry, contrasting wood-effect work surfaces, and a striking pink glass splashback. It comes fully equipped with an integrated stainless steel oven, a gas hob, and ample space for freestanding appliances, all set upon a pristine tiled floor. Serving the property is a luxurious, fully tiled family bathroom suite, complete with a modern panelled bath incorporating an overhead shower and glass screen, a heated towel rail, and a stylish vanity washbasin with a mirrored cabinet above.

Ascending the stairs to the first floor, the accommodation comprises a generously proportioned primary bedroom that exudes charm, featuring a beautiful period cast-iron fireplace, cozy carpeting, and convenient built-in wardrobe space.

The second bedroom is equally well-presented, offering elevated views over the rear alongside clever over-stairs storage solutions.



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Externally, the rear of the property features a delightful and beautifully maintained enclosed garden. A spacious paved patio area provides the perfect setting for al fresco dining and entertaining, leading onto a neatly kept lawn flanked by bespoke raised timber planting beds. A magnificent addition to this home is the substantial timber-clad outbuilding located at the foot of the garden. This highly versatile structure is cleverly divided into a fully finished home office equipped with recessed downlighting, a window overlooking the garden, power, and wood-effect flooring, alongside a separate adjoining garden storage area with its own access door.

Located in a highly popular residential area, the home is exceptionally positioned within walking distance of Horley's vibrant town centre, offering an array of local independent shops, cozy cafes, restaurants, and major supermarkets including Lidl and Waitrose. Excellent public transport options surround the location, with Horley mainline railway station providing regular, direct rail links into London Victoria, London Bridge, and the South Coast, alongside regional bus connections such as the 24-hour Fastway service for seamless commuting. London Gatwick Airport (LGW) is just a short drive or bus ride away, making the setting absolutely ideal for airport personnel or frequent international travellers. Families will greatly appreciate the close proximity to well-regarded local primary and secondary schools, including Horley Infant School, Yattendon School, Manorfield Primary, and Oakwood School. Furthermore, swift road connections to the A23 and M23 motorway offer quick transit to the M25 and the surrounding Surrey countryside.

An internal viewing is highly recommended through Greenaway Residential Estate Agents to fully appreciate the abundant space, exceptional presentation, and unique features this lovely home has to offer.

**Lounge/Diner** 11'1" x 12' (3.38m x 3.66m)

**Kitchen** 6'2" x 12'7" (1.88m x 3.84m)

**Bedroom One** 11'1" x 10' (3.38m x 3.05m)

**Bedroom Two** 8'1" x 9'1" (2.46m x 2.77m)

**Cabin - Office** 10'11" x 8'6" (3.33m x 2.6m)

**Cabin - Storage** 7'2" x 8'10" (2.18m x 2.7m)

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**Council Tax Band** - C

**Tenure** - Freehold

**Viewing** - By appointment through Greenaway Residential



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