

for sale

offers over **£475,000**



Benhams Close Horley RH6 8QX

Looking for a home within the catchment area for Meath Green Infant and Primary schools with the added bonus of being located in a quiet cul de sac, providing plenty of off street parking, offering gorgeous gardens that surround the property as well as a garage? You've found it!



Benhams Close Horley RH6 8QX

Ground Floor:

Entrance Porch

9' 5" x 4' 1" (2.87m x 1.24m)

Door to front with double glazed panels, double glazed window to front and side, tiled flooring.

Entrance Hall

Door to front, double glazed window to front, wall mounted radiator, carpeted.

Shower Room

WC, wash hand basin, tiled, double glazed window side, wall mounted radiator and shower cubicle.

Lounge

18' 3" Max x 14' 4" Max (5.56m Max x 4.37m Max)

Double glazed window to front and side, electric fireplace, wall lights, wall mounted radiator, telephone and TV point

Dining Room

9' 10" x 17' (3.00m x 5.18m)

Double glazed window to rear and side, double glazed patio doors, door to rear garden, wall mounted radiator and TV point.

Kitchen/ Breakfast Room

9' 9" Max x 20' (2.97m Max x 6.10m)

Fitted kitchen with wall and base units, work surfaces, stainless steel sink/drainer, double glazed window to rear and side, door to



side, electric oven, hob, coker hood, integrated dishwasher, space for fridge/freezer, integrated fridge, boiler, telephone point and wall mounted radiator.

Utility Room

10' 6" x 3' 11" (3.20m x 1.19m)

Work surfaces, wall units, door to garden, plumbing for washing machine, space for tumble dryer, wall mounted radiator, double glazed window to rear.

First Floor:

Landing

Stairs rising from ground floor, double glazed window to side, loft access.

Bedroom One

12' 6" x 9' 4" (3.81m x 2.84m)

Double glazed window to rear, wall mounted radiator, telephone and TV point.

Bedroom Two

8' 10" Max x 14' 6" Max (2.69m Max x 4.42m Max)

Double glazed window to front, built in wardobes, wall mounted radiator.

Bedroom Three

8' 3" Max x 6' 7" extending to 10' (2.51m Max x 2.01m extending to 3.05m)

Double glazed window to front, built in wardobes, wall mounted radiator.

Bathroom

Double glazed window to front, wall mounted radiator, bath with mixer taps, shower over, wash and basin, vanity unit, WC, fully tiled, heated towel rail and spotlights

Outside:

Front Garden

Paved for parking and lawn area, side garden laid to lawn south facing.

Rear Garden

East facing, mainly laid to lawn, raised beds, patio, shed, mature shrubs and hedge making it a private garden

Garage

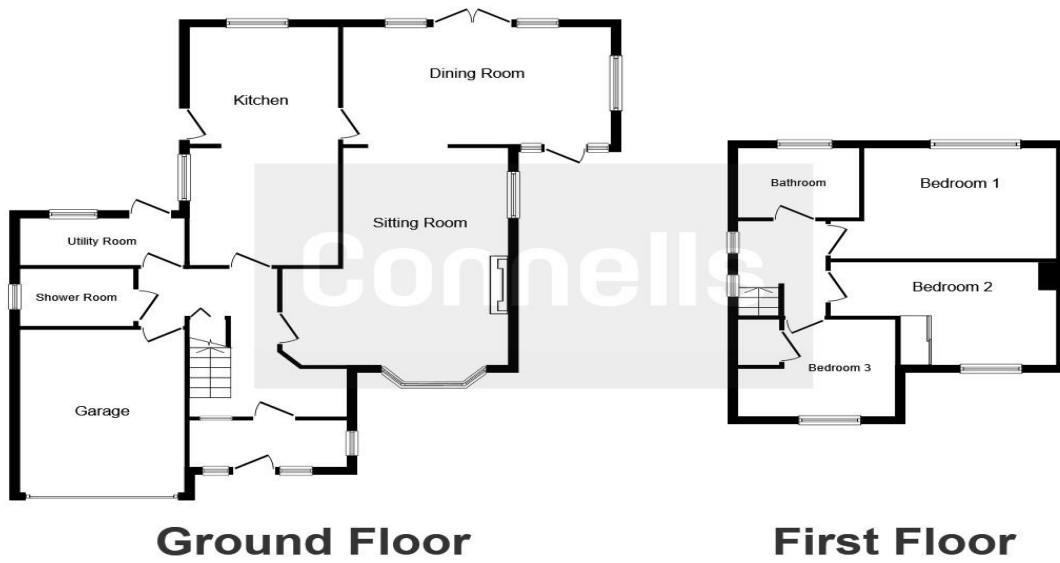
15' 5" x 11' 9" (4.70m x 3.58m)

Electric up and over doors, power and lighting

Parking

Dropped kerb for several cars





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Plan not to scale.

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Property Ref: HLY402135 - 0006

Tenure: Freehold

EPC Rating: F

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