

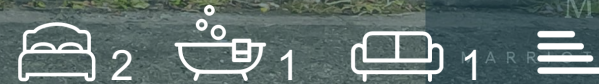
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MARRIOTT VERNON
ESTATE AGENTS



24 Hayes Walk, Smallfield, RH6 9QW

Guide Price £325,000-£350,000



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MARRIOTT VERNON



24 Hayes Walk

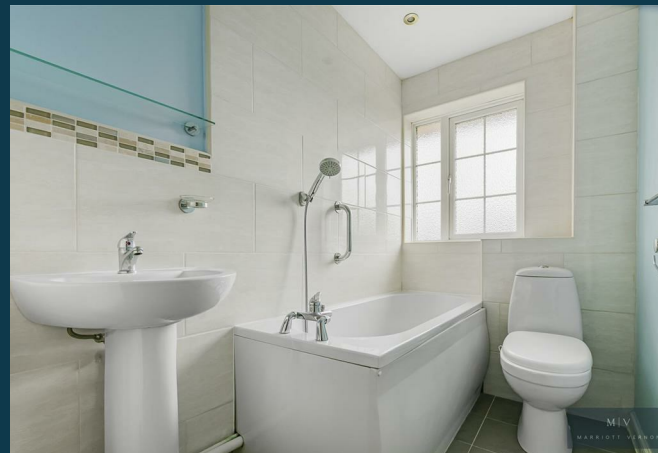
Smallfield, RH6 9QW

Marriott Vernon present to the market this well proportioned two bedroom mid terrace house with two allocated parking bays and attractive gardens to front and rear, ideally situated in a quiet cul-de-sac location in the village of Smallfield. The property has been well maintained offering bright accommodation with modern interiors - ideal for homeowner or investor alike. Features include a generous reception room, separate well equipped kitchen, upstairs bathroom, double glazing and no onward chain.

Accommodation comprises entrance hall with stairs rising to the first floor, leading into the rear reception room with direct access onto the garden. The separate kitchen comprises a range of matching wall and base units with work surfaces incorporating inset sink unit, electric hob and oven below and further space for appliances. To the first floor, there are two well sized bedrooms, plus a family bathroom with modern white three piece suite.

The property is conveniently located close to the amenities of Smallfield itself, including shops and amenities, as well as excellent local schools. The larger town of Horley is within a short distance, offering a wider variety of shops, restaurants and amenities, as well as rail services with connections to Central London and the South Coast. Gatwick Airport is also close-by, as well as road routes via the M23 and M25 for good vehicular access.

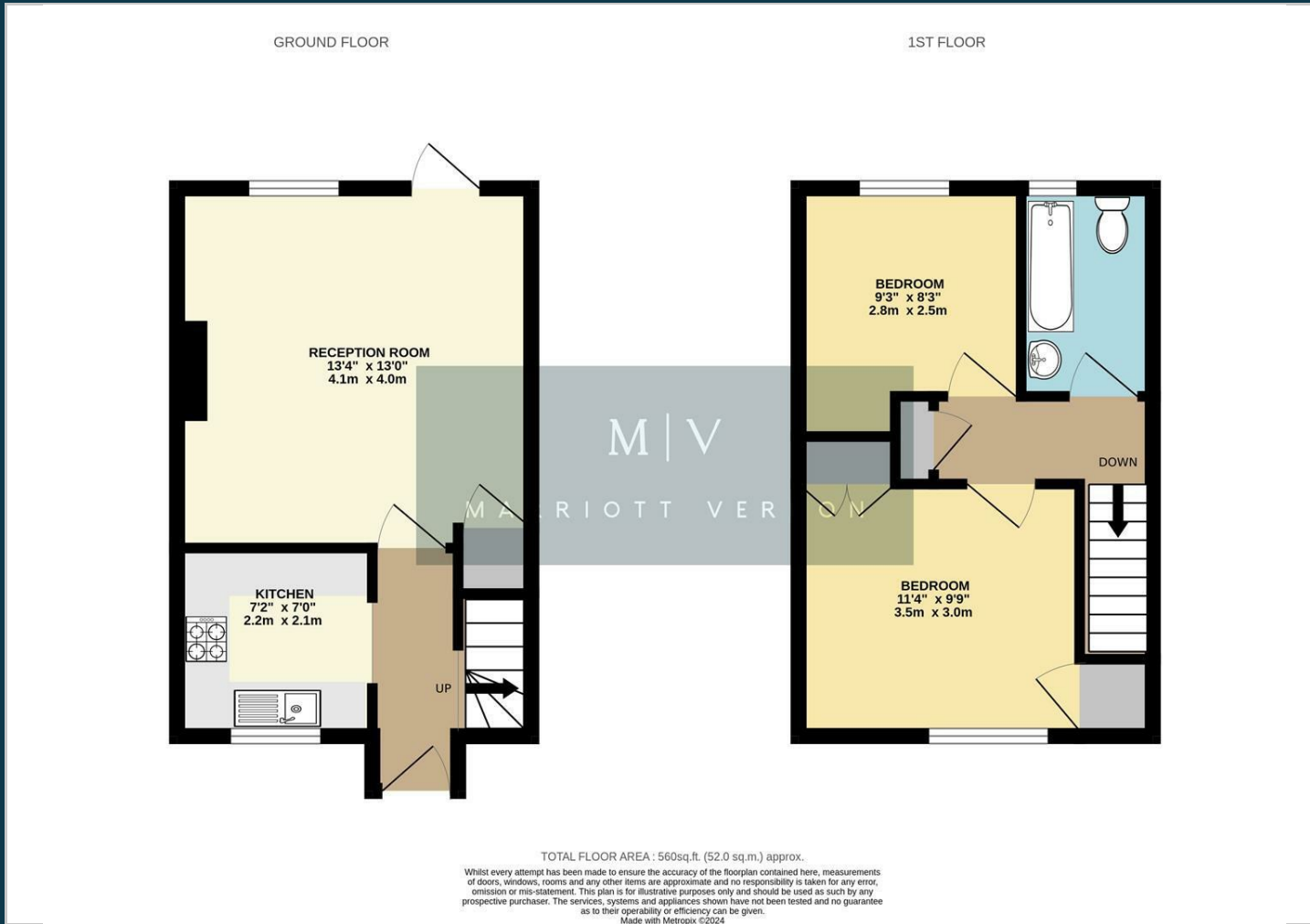
Viewings are highly recommended.



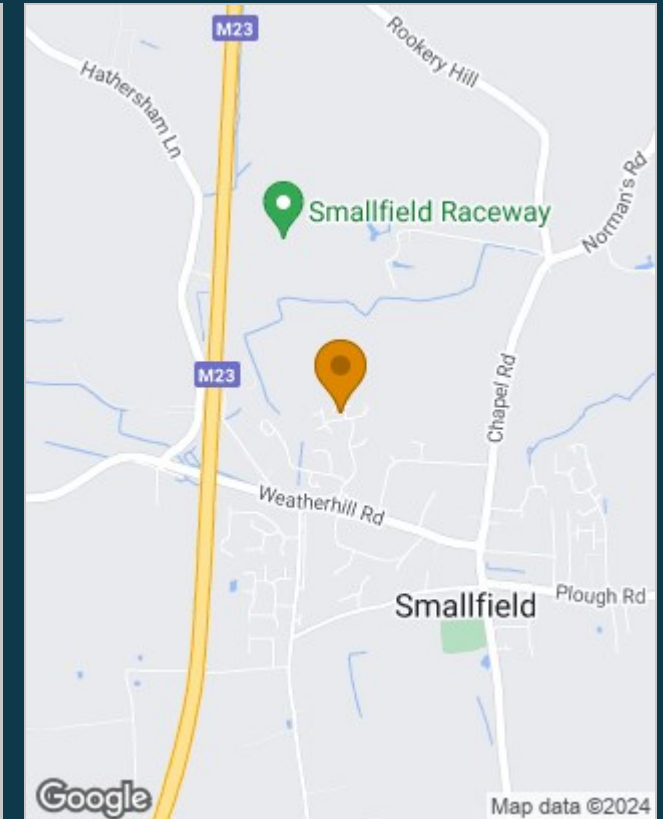




Floor Plans



Location Map



Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	