



Connells

Rothervale
HORLEY



Property Description

If you are a first time buyer looking to take your first steps onto the property ladder or an investor looking to expand your portfolio then simply look no further.

From the moment you step foot in this home you are immediately welcomed with a large amount of light and space.

The ground floor comprises; entrance porch, lounge, kitchen/ dining room leading you onto the magnificent rear garden.

On the first floor two double bedrooms both with fitted wardrobes and family bathroom suite.

The garden is perfect for entertaining in the warm summer months and is a fabulous place for hosting BBQ's/ garden parties with friends and the family.

If you are looking for a property with fabulous transport links to London and further room to extend then this home is ideal for a growing family.

Ground Floor

Entrance Porch

Double glazed door to front, tiled floor, storage cupboard, tiled floor

Lounge

13' 9" Max x 11' 9" Max (4.19m Max x 3.58m Max)

Double glazed window to front, understairs storage, telephone point, wood effect laminate floor

Kitchen / Dining Room

11' 9" Max x 13' 9" Max (3.58m Max x 4.19m Max)

A fitted kitchen with a range of eye level and base units, Bosch gas hob, Bosch electric oven, wood effect laminate floor, radiator, double glazed window to rear, stainless steel sink, tiled splash back surround, French doors to rear, space for fridge/freezer, space for dining table.

First Floor

Landing

Bedroom One

11' 9" Max x 10' 9" Max (3.58m Max x 3.28m Max)

Double glazed window to front, two built-in wardrobes, radiator

Bedroom Two

11' 3" Max x 6' 4" Max (3.43m Max x 1.93m Max)

Double glazed window to rear, built-in wardrobes, radiator.

Bathroom

Double glazed window to rear, wash hand basin, bath with mixer taps, W.C, wood effect laminate floor, tiled.

Allocated Parking

Parking for one vehicle

Outside

Rear Garden

Laid to lawn, timber built shed, mature shrubs, wooden fence borders, patio area.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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view this property online connells.co.uk/Property/HLY403928

directions to this property:

From our office in Horley proceed into Yatterdon Road, then into Oakwood Road and at the T junction turn right on the Brighton Road. At the Shell garage turn left at your first exit into Horley Row, look for a turning on your right hand side which is Wellington Way and at the top of this road turn right into Kingsley Road, take the second left into Rothervale.

EPC Rating: D

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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