



Connells

Woodlands Copse Lane
Horley



Property Description

Connells are delighted to welcome to the market this spacious two double bedroom home, located in the ever popular residential location of Langshott, Horley. The property is presented to the market with no onward chain and would make an ideal first time or investment purchase. Internally, the property benefits from an entrance hall with access to a convenient WC. To the front of the property is a well equipped kitchen, offering a range of built in modern appliances and white goods. To the rear of the property is a spacious lounge/diner which is flooded with light from the doors to the rear. On the first floor, there is two good sized bedrooms with the second offering built in wardrobes. The accommodation is complete with a modern family bathroom with both bath and shower facilities. Externally, the property boasts a large driveway and a private rear garden with to lawn with gated rear access. Located in this popular location, there is easy access to a range of local shops, Ofsted rated schools and a variety of transport links which include local bus routes and Horley train station.

Front

Paved driveway, leading to

Front Door

Entrance Hall

Stairs to first floor, laminate flooring, power points and heater.

Wc

Low level WC, wash hand basin and laminate flooring.

Kitchen

9' 5" x 5' 9" (2.87m x 1.75m)

Window to front. A range of base and wall mounted units, stainless steel sink top and drainer. Electric oven, electric hob and extractor fan overhead. Built in fridge freezer, and built in washing machine. Laminate flooring, power points and part tiled walls.

Lounge

13' 8" x 12' 8" (4.17m x 3.86m)

Window and doors to rear. TV point, laminate flooring, power points and heater.

First Floor Landing

Door to all rooms, loft access, fitted carpet, power points and radiator.

Bedroom One

9' 8" MAX x 12' 8" (2.95m MAX x 3.86m)

Window to rear, fitted carpet, power points and heater.

Bedroom Two

7' 9" MAX x 10' 5" MAX (2.36m MAX x 3.17m MAX)

Window to front, built in wardrobes with sliding doors, fitted carpet, power points and

heater.

Family Bathroom

Low level WC, wash hand basin and vanity unit. Panelled bath with mixer taps, shower overhead and vanity screen. Heated towel rail and laminate flooring.

Rear Garden

Enclosed by fences and gated rear access. Laid to lawn with patio area.

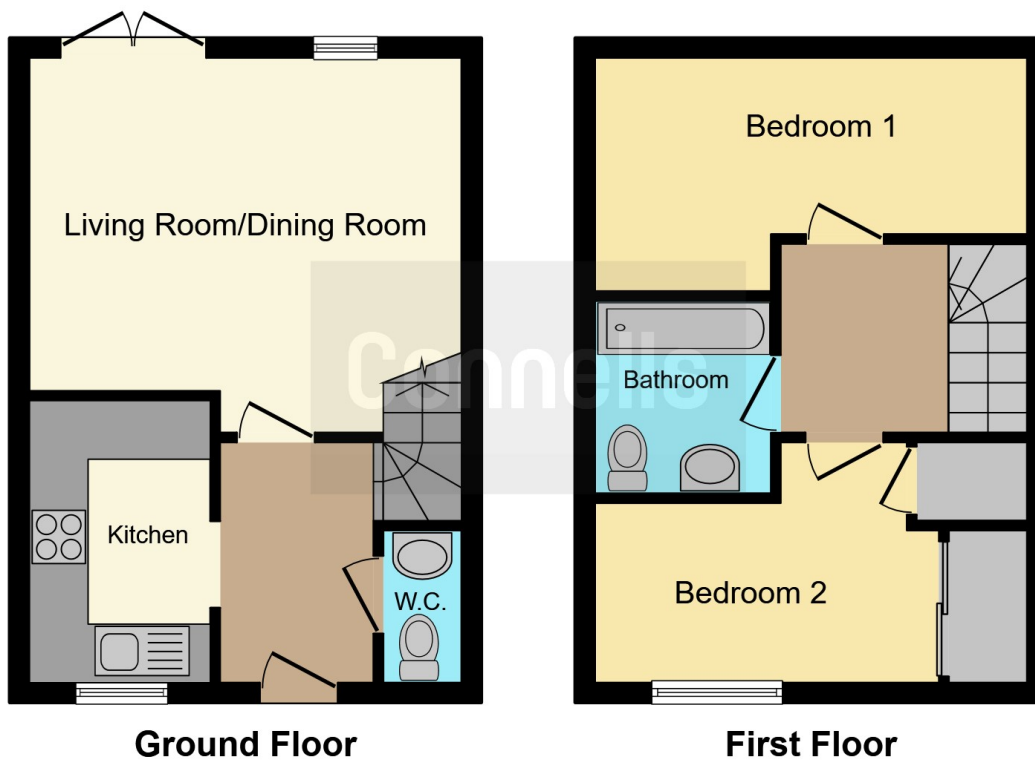
Parking

Driveway to front









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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EPC Rating: D

view this property online connells.co.uk/Property/HLY404025

Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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