



**Connells**

Webber Street  
Horley





## Property Description

Stepping in to the property, you will immediately appreciate the care the current owners have taken in maintaining the "brand-new" appeal of the property. From the entrance hall, you go through to the bright open-plan living area with space for lounge and dining furniture and a modern kitchen with fully integrated appliances including fridge/freezer, dishwasher and washing machine/tumble dryer. Double doors lead out from the lounge in to the private rear garden which has patio and lawn areas, and rear access through a secure gate from the parking area.

Upstairs, there are two double bedrooms, each with two double glazed windows allowing light to pour in to each room. The master bedroom also benefits from built-in wardrobes and an en-suite shower room featuring a modern white suite including low level WC and wash hand basin. The family bathroom is also a modern white suite including bath with shower over head, low level WC and wash hand basin.

## Entrance Hall

Radiator

## Cloakroom

Wash hand basin, W.C, radiator

## Lounge

18' 4" max x 13' 9" max ( 5.59m max x 4.19m max )

Double glazed window to rear, double glazed doors, built in wifi TV, understairs cupboard

## Kitchen

10' 6" max x 6' 5" max ( 3.20m max x 1.96m max )

Double glazed window to front, integrated fridge freezer, dishwasher, washer dryer, electric oven, four ring gas hob, extractor fan over

## Landing

Access to loft, part boarded, combi boiler in airing cupboard

## Bedroom One

13' 9" max x 11' 2" max ( 4.19m max x 3.40m max )

Two double glazed windows to rear, radiator

## Bedroom Two

13' 9" max x 8' max ( 4.19m max x 2.44m max )

Two double glazed windows to front, radiator

## En-Suite

Wash hand basin, W.C, shower cubicle, heated towel rail

## Bathroom

Bath with shower over, wash hand basin, W.C, heated towel rail

## Garden

Area laid to lawn, wooden fence borders, rear access, timber built shed, patio

## Parking

Two allocated parking spaces

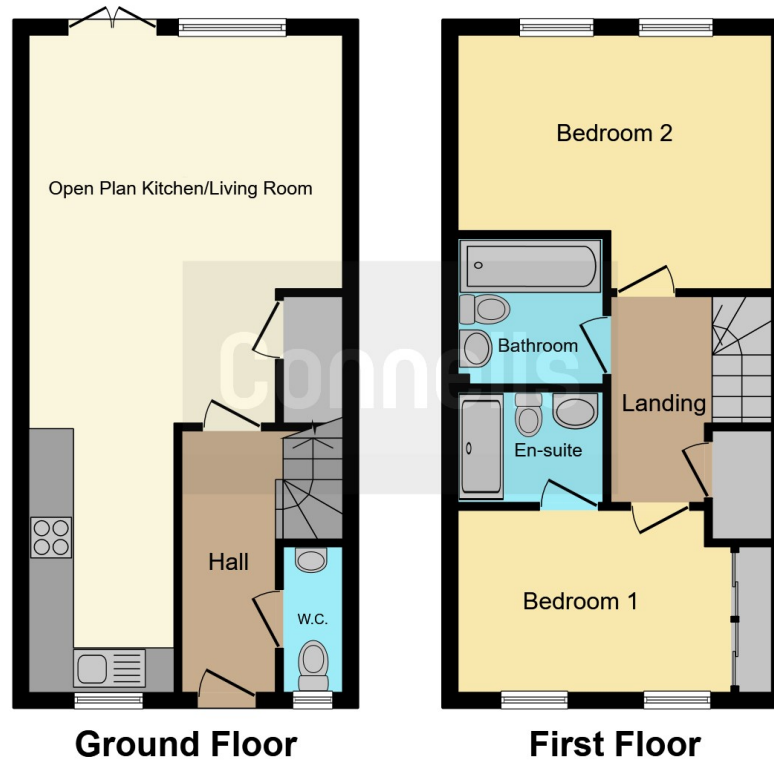












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/HLY404165](http://connells.co.uk/Property/HLY404165)**

Tenure: Freehold



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