



Connells

Woodroyd Gardens
Horley



Property Description

Located in a quiet cul-de-sac, nearby to Horley town centre and Horley mainline train station, is this fantastic 2-double bedroom detached bungalow.

Through the front door, the entrance hallway leads through to each room of the property. The open-plan living space to the rear of the property is the heart of the home, with windows allowing natural light to pour in from the south-facing garden. The kitchen flows seamlessly in to the lounge area, with ample worktop space, high and low level storage cupboards as well as space for kitchen appliances including under counter fridge and oven. There is a separate utility room with another sink/drain, and space and plumbing for a washing machine, as well as external side access.

At the front of the property, there are two double bedrooms, each benefiting from built-in wardrobe space. The property benefits from a separate WC with wash basin as well as a family bathroom with low level WC, wash hand basin, bath with shower overhead and a bidet.

Externally, there is a private rear garden which leads down to the Gatwick stream. The rear garden features a patio area from the property, with staggered levels which are mainly laid to lawn with mature shrub borders. There are two greenhouses as well as a shed at the back end of the garden. To the front of the property there is another mainly laid to lawn garden with shrub borders and a driveway which is ample for multiple vehicles.

Entrance Hall

Storage cupboard, airing cupboard, loft access

Cloakroom

Double glazed window to rear, W.C wash hand basin

Lounge

17' 11" max x 14' 5" max (5.46m max x 4.39m max)

Double glazed window to rear, gas fire

Dining Area

8' 3" x 8' 1" (2.51m x 2.46m)

Double glazed door to rear, double glazed window to rear

Kitchen

10' 1" x 7' 10" (3.07m x 2.39m)

Double glazed window to side, space for fridge, electric oven, electric hob, stainless steel sink with drainer,

Utility Room

9' 3" max x 6' 10" max (2.82m max x 2.08m max)

Double glazed door to side, space and plumbing for washing machine, stainless steel sink with drainer, eye level units

Bedroom One

11' 2" into wardrobe x 16' 11" into wardrobe (3.40m into wardrobe x 5.16m into wardrobe)

Two double glazed windows to front, built in wardrobes, radiator

Bedroom Two

12' 3" x 10' 11" into wardrobe (3.73m x 3.33m into wardrobe)

Two double glazed windows to front, built in wardrobes, radiator

Bathroom

Double glazed window to side, W.C, wash hand basin, bath with shower over, bidet, heated towel rail

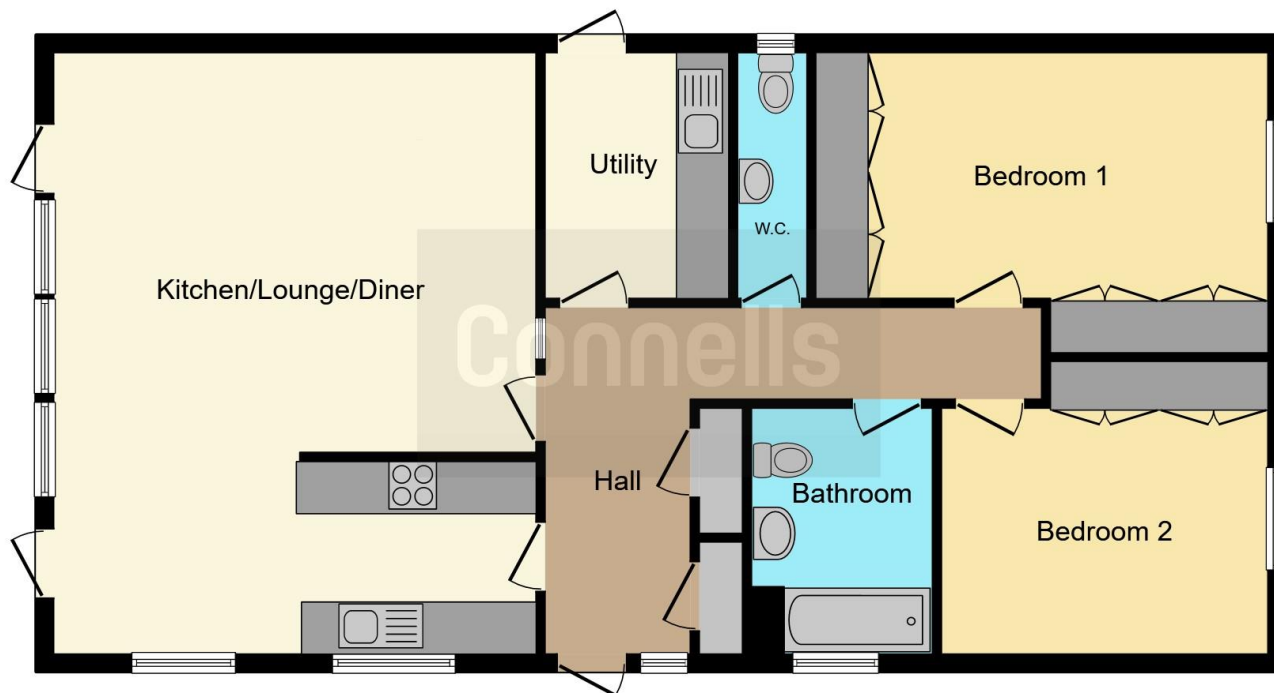
Rear Garden

Two green houses, patio area, side access on both sides, access down to river









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EPC Rating: E

Tenure: Freehold

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