



Connells
FOR SALE

CLIFTON CLOSE

Connells

Clifton Close
HORLEY



Property Description

As you approach the property, you will immediately appreciate its positioning within the development as its corner plot presence looks out on to the leafy, green areas.

Through the front door, a spacious entrance hall leads through to each room on the ground floor with stairs leading up to the first floor landing. The lounge has a feature bay window, a perfect spot to sit and look out on to the development, with a gas fireplace, this is a wonderful space to socialize or relax, with the added benefit of a conservatory leading out to the rear garden. The kitchen features a range of worktop space, high and low level storage cupboards plus integrated appliances including a fridge/freezer and dishwasher and an island doubling up as a breakfast bar space. Also on the ground floor is a separate dining room, downstairs WC and internal access to the garage which has had the back half converted in to a utility space with space and plumbing for a washing machine.

On the first floor, the two larger bedrooms both benefit from double aspect windows and built-in wardrobe space with the master bedroom also benefiting from an en-suite shower room, with two further double bedrooms and a family bathroom.

Externally, the low-maintenance rear garden is mainly laid to lawn with patio areas and mature shrub borders. There is a greenhouse, shed and external access to the garage at the rear. There is driveway parking for multiple vehicles and access to the garage.

Entrance Hall

Storage cupboard, understairs cupboard

Lounge

17' 5" max x 13' 1" max (5.31m max x 3.99m max)

Dual aspect double glazed windows to rear and side, door to conservatory, electric fire, radiator

Dining Room

13' max x 9' 2" max (3.96m max x 2.79m max)

Dual aspect double glazed window to front and side, radiator

Kitchen

13' max x 10' 8" max (3.96m max x 3.25m max)

Dual aspect double glazed window to front and side, integrated fridge freezer, new dishwasher, electric oven, extractor fan, stainless steel sink with drainer, radiator

Conservatory

Landing

Airing cupboard with megaflow tank

Bedroom One

13' 10" max x 10' 8" max (4.22m max x 3.25m max)

Double glazed window to side, dual aspect double glazed windows to rear, built in wardrobes, radiator

En Suite

Shower cubicle, W.C, wash hand basin, heated towel rail, extractor fan, double glazed window to side

Bedroom Two

13' 5" max x 12' 1" max (4.09m max x 3.68m max)

Dual aspect double glazed window to front and side, radiator

Bedroom Three

13' 5" max x 7' 10" max (4.09m max x 2.39m max)

Double glazed window to front, loft access, radiator

Bedroom Four

15' 8" into window x 8' 6" max (4.78m into window x 2.59m max)

Double glazed window to front, radiator

Bathroom

Bath with shower over, wash hand basin, W.C, double glazed window to front

Rear Garden

Garage

Converted to utility room, boiler, space and plumbing for washing machine and tumble dryer, stainless steel sink with drainer









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.

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EPC Rating: D

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Tenure: Freehold



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