

Connells

Clifton Close HORLEY

# Clifton Close HORLEY RH6 9SE







## **Property Description**

As you approach the property, you will immediately appreciate it's positioning within the development as it's 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





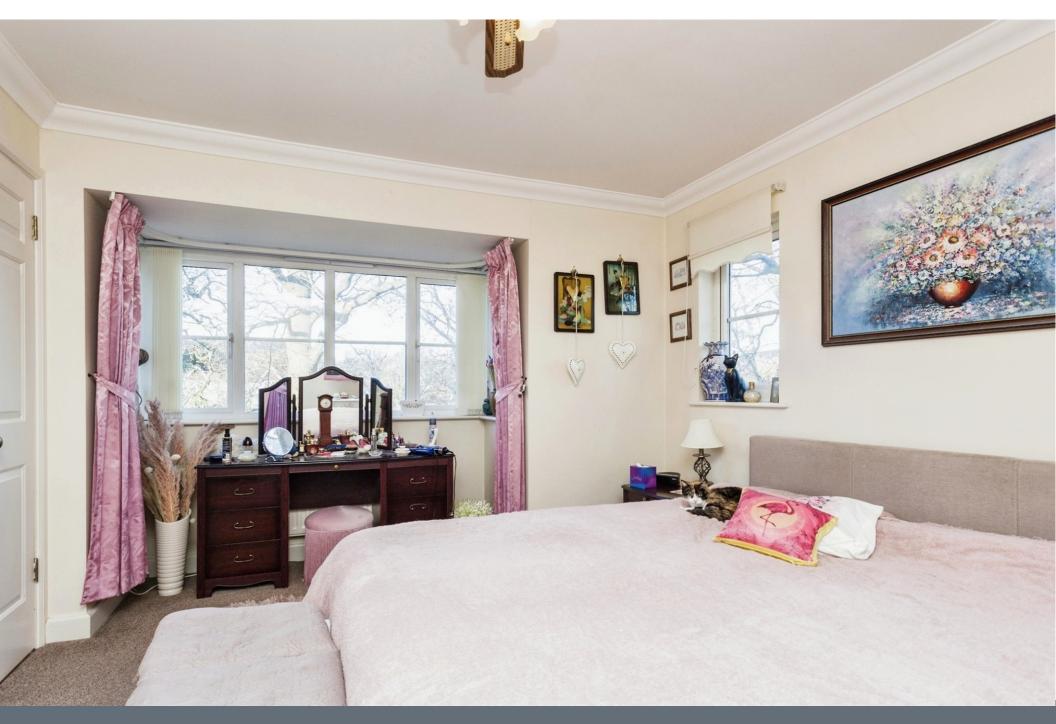












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EPC Rating: D

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Tenure: Freehold





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