



**Connells**

Newman Road  
Horley





## Property Description

Through the front door, you will immediately appreciate the love and care that the current owners have put it in to the property. Neutrally decorated to a very high standard, the property is perfect for a family looking to move straight in. The entrance hall leads to the lounge, kitchen and downstairs WC, as well as benefiting from two spacious storage cupboards for shoes and coats. The lounge is a great social space with bi-folding doors leading out to the private rear garden. The kitchen is accessed via double doors from both the lounge and hallway, comprising of a modern, fitted kitchen with appliances including fridge/freezer, washing machine, dishwasher, oven and 6-ring gas hob.

On the first floor, there are two double bedrooms, both benefiting from built in wardrobes and en-suite shower rooms, with the master bedroom also including a Jacuzzi-bath. On the second floor, there are two double bedrooms plus further single bedroom and a family shower room featuring a shower, low level WC and wash hand basin.

Externally, there is a low-maintenance rear garden which has been astro-turfed, and to the rear a single garage with space for parking in front.

## Entrance Hall

Understairs cupboard, radiator

## Cloakroom

Wash hand basin, W.C, radiator

## Lounge

16' 3" max x 16' 3" max ( 4.95m max x 4.95m max )

Double glazed window to rear, double glazed door to rear, two radiators

## Kitchen

16' 8" max x 9' 3" max ( 5.08m max x 2.82m max )

Double glazed window to front, eye level and base units, work surfaces, integrated washing machine, integrated fridge freezer, double electric oven, 6 ring gas hob,

## Bedroom One

16' 2" into wardrobes x 10' 9" max ( 4.93m into wardrobes x 3.28m max )

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

## En Suite

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

## Bedroom Two

12' max x 10' 2" into wardrobe ( 3.66m max x 3.10m into wardrobe )

Double glazed window to rear, built in wardrobes, radiator

## En Suite

Shower cubicle, W.C, wash hand basin,

heated towel rail, double glazed window to rear, shaver point

## Landing

Airing Cupboard housing megaflow tank

## Bedroom Three

11' 6" max x 8' 2" max ( 3.51m max x 2.49m max )

Double glazed window to rear, radiator

## Bedroom Four

16' 3" max x 9' 5" max ( 4.95m max x 2.87m max )

Two double glazed window to front, loft access, radiator

## Bedroom Five

8' 2" max x 7' 5" max ( 2.49m max x 2.26m max )

Double glazed window to rear, radiator

## Bathroom

Shower cubicle, W.C, wash hand basin, heated towel rail, shaver point

## Rear Garden

Wood fence borders, astro turf, side access















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: C**

Tenure: Freehold

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