



Connells

Balcombe Road
Horley

Balcombe Road
Horley RH6 9EF

for sale offers in excess of
£600,000



Property Description

An extended four bedroom semi-detached home, offering everything you would expect for a growing family including multiple reception rooms, a modern kitchen/diner with separate utility room, three double bedrooms, with the master benefiting from an en-suite shower room, further single bedroom and family bathroom.

Coming off of the Balcombe Road, the property is located on a separate lane, secluded from the main road. Through the front door, the entrance hall leads to each room on the ground floor with stairs leading to the first floor. At the front of the house is a cosy reception room with a feature bay window, and the downstairs double bedroom featuring plenty of built in wardrobes and access to a Jack & Jill shower room. As you continue through the home, the main living accommodation comprises of a spacious lounge with a wood burning stove and double doors leading out to the rear garden. A modern kitchen/diner featuring a range of integrated appliances and space for an American Fridge/Freezer, as well as a wealth of worktop space and storage cupboards lead to a separate utility room and double doors to the rear garden as well.

On the first floor, there are two double bedrooms, each benefiting from built in wardrobes and a further single bedroom. The family bathroom features a modern white four-piece suite comprising of a shower cubicle, bath, WC and wash hand basin.

Outside

Outside is a stunning private fully landscaped rear garden with large laid to lawn area, mature trees, raised flower beds, green house, patio and home office/ gym. The garden is not overlooked backing onto stream and paddock. The property also benefits from parking for four cars.

Entrance Hall

Double glazed door to front, tiled floor.

Lounge

15' 5" max x 11' 4" max (4.70m max x 3.45m max)

Double glazed French doors to rear, open fireplace, wall lights, radiator, TV point.

Family Room

10' max x 18' 5" max (3.05m max x 5.61m max)

Double glazed bay window to front, radiator, TV point, engineered oak floor.

Kitchen/diner

18' 5" max x 20' 2" max (5.61m max x 6.15m max)

A fitted kitchen with a range of base and eye-level units, sink drainer with work surfaces surrounding and glass splashback. Bosch appliances, electric oven, 5 ring gas hob with Neff cookerhood over. integrated dishwasher, space for fridge freezer. Underfloor heating, oak flooring.

Utility Room

8' 4" max x 5' 5" max (2.54m max x 1.65m max)

A range of base and eye-level units, space and plumbing for washing machine, underfloor heating, tiled floor, double glazed window to side, Underfloor heating.

Bedroom One

10' 5" max x 17' 4" max (3.17m max x 5.28m max)

Double glazed windows to front and side, TV point, underfloor heating, oak flooring.

En-Suite

Double glazed window to side, wash hand basin, low level WC, shower cubicle, electric chrome heated towel rail, extractor fan, radiator, underfloor heating, spot lights, tiled floor.

Landing

Double glazed window to side, loft access with ladder.

Bedroom Two

12' 1" max x 12' 5" max (3.68m max x 3.78m max)

Double glazed window to rear, built-in wardrobes, radiator.

Bedroom Three

11' 4" max x 10' 1" max (3.45m max x 3.07m max)

Double glazed window to front, radiator, TV point.

Bedroom Four

10' 8" max x 6' 5" max (3.25m max x 1.96m max)

Double glazed window to rear, radiator, TV point.

Bathroom

Double glazed windows to front and side, bath with mixer taps, double shower cubicle, wash hand basin, low level WC, underfloor heating

Front Garden

Driveway providing parking for four cars. Side access.

Rear Garden

Flower beds, wooden fence borders, shed, patio vegetable patch, two outside taps,

Home Office / Gym

16' max x 9' 8" max (4.88m max x 2.95m max)

Double glazed window to front and side, Wifi via plug in system which will come with us and multiple double socket outlets and spotlighting









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

T 01293 785 346
E horley@connells.co.uk

30 High Street
 HORLEY RH6 7BB

EPC Rating: C

view this property online connells.co.uk/Property/HLY404143

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HLY404143 - 0003