



Connells

The Cravens
Smallfield Horley

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Smallfield Horley RH6 9QS

for sale offers in excess of
£400,000



Property Description

Upon entering the property, the entrance porch leads through to a bright, spacious lounge with a feature stone fireplace and south-facing bay window allowing natural light to pour in to the room.

From the lounge, there is access to the second bedroom and kitchen featuring a range of high and low level storage cupboards, plenty of worktop space, space and plumbing for a washing machine, space for a fridge/freezer, electric oven and hob and sink with drainer, with a door leading out to the rear garden.

A hallway leads to the remaining rooms of the bungalow including a family bathroom and the generous sized master bedroom featuring a wealth of built-in wardrobe space as well as an en-suite bathroom.

Externally, there is a private and secluded rear garden which is mainly paved but also features an area of lawn and mature shrub borders as well as a large timber shed. There is a lawn front garden and driveway parking for up to three vehicles to tandem park, leading to the garage with an up and over door.



Entrance Porch

Double glazed window to front, double glazed door to front, storage cupboard

Lounge

15' 8" into bay x 13' 10" max (4.78m into bay x 4.22m max)

Double glazed bay window to front, stone fireplace with electric fire, radiator

Kitchen

16' 11" x 8' 10" max (5.16m x 2.69m max)

Double glazed window and door to rear, eye level and base units, stainless steel sink with drainer, electric cooker, space for fridge/freezer, space and plumbing for washing machine

Bedroom One

22' 4" into wardrobes x 9' 4" max (6.81m into wardrobes x 2.84m max)

Double glazed window to rear and side, built in wardrobes, radiator

En Suite

Bath, W.C, wash hand basin, radiator

Bedroom Two

8' 9" x 6' 9" (2.67m x 2.06m)

Double glazed window to front, radiator

Bathroom

Shower cubicle, W.C, wash hand basin

Front Garden

Area laid to lawn , mature shrubs, paved area

Rear Garden

Area laid to lawn, patio area, mature shrubs, wooden fence border, timber built shed

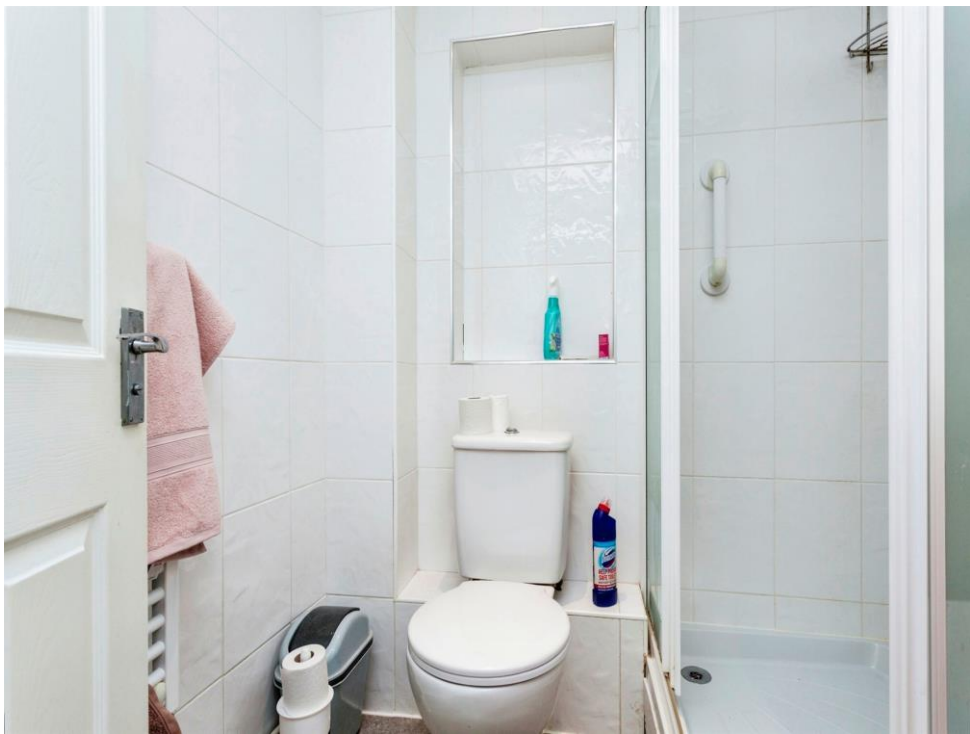
Summer House

Timber built summerhouse

Garage

Power and light, up and over door









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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