



**Connells**

Lane End Brickfield Lane  
Hookwood Horley

# Lane End Brickfield Lane Hookwood Horley RH6 0GP

for sale  
**£600,000**



## Property Description

Nestled away within a hamlet of Hookwood, is this absolutely delightful, immaculately presented three bedroom detached bungalow. Ideal for a family looking for excellent transport links as well as a home in the Surrey countryside!

The property boasts a completely modern spacious feel throughout, as well as superb upgrades. Positioned at the end of the lane it provides a calming and peaceful environment.

The property comprises: entrance hall, kitchen with array of integrated NEFF appliances and underfloor heating, lounge, two conservatories (one currently used as a dining room), three spacious bedrooms (master with en-suite) and a stunning contemporary family bathroom.

The property occupies a gated private driveway providing parking for a number of vehicles and a double garage. The front is more than matched by the impressive low maintenance rear garden providing a great deal of seclusion. Ideal for entertaining garden parties and BBQ's in the warm summer months with friends and family.

## Entrance Hall

Double glazed door to front, wood effect laminate floor, telephone point, Loft access (part boarded), radiator

## Lounge

15' 9" x 16' 1" ( 4.80m x 4.90m )  
Double glazed French doors to rear, gas fire place with brick fireplace hearth, radiator, spot

lights, T.V. point.

## Dining Room ( Conservatory 1 )

15' 9" x 9' ( 4.80m x 2.74m )  
UPVC construction, two double glazed window to rear, double glazed window to side, double glazed French doors to rear, wood effect laminate flooring, recently fitted electric fire with LED lights, radiator.

## Kitchen

10' 7" x 13' ( 3.23m x 3.96m )  
A fitted kitchen with a range of eye level and base units and pull out larder, double glazed window to side, granite work surfaces, NEFF electric double oven, NEFF five ring gas hob, under floor heating, stainless steel sink, integrated dishwasher, space for fridge and freezer, tiled floor, spot lights.

## Conservatory 2

9' 6" x 12' ( 2.90m x 3.66m )  
UPVC construction, double glazed window to side and rear, lights, radiator, tiled floor.

## Bedroom One

8' 11" x 12' 11" ( 2.72m x 3.94m )  
Double glazed window to front, built-in wardrobes, radiator, TV point

## En-Suite

Double glazed window to side, wash hand basin, low level W.C, shaver point, shower cubicle, tiled, under floor heating

## Bedroom Two

9' 11" x 15' 9" ( 3.02m x 4.80m )

Double glazed window to front, radiator, spotlights, TV point, built-in wardrobe

## Bedroom Three / Office

9' 11" x 9' 9" ( 3.02m x 2.97m )

Double glazed window to side, TV point, radiator, spot lights

## Bathroom

Double glazed window to side, bath, shower cubicle, wash hand basin, W.C, extractor fan

## Front Garden

Gated private driveway parking for several vehicles, power socket, outside lights.

## Rear Garden

Side access, patio, outside tap, wooden fence borders.

## Double Garage

18' x 19' 4" ( 5.49m x 5.89m )

Two up and over door, power, light, loft space.









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**

Tenure: Freehold

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