



**Connells**

Emlyn Road  
Horley

Emlyn Road  
Horley RH6 8RU

for sale offers in excess of  
**£400,000**



## Property Description

In brief, the property comprises of a spacious lounge, kitchen and downstairs bathroom on the ground floor with two double bedrooms and further single bedroom on the first floor. With a large front-facing window, the lounge is a naturally light room with a feature fireplace and offers plenty of space. The kitchen features a range of high and low level storage cupboards with ample worktop area and space for white goods including washing machine, oven and fridge/freezer (the current white goods are available to be included as part of the property sale). There is also a ground floor bathroom featuring a white suite including bath with shower over, low level WC and wash hand basin.

On the first floor, there are two spacious double bedrooms, each with plenty of space to fit a double bed as well as bedroom storage furniture, plus a further single bedroom.

Externally, there is a front garden with area of lawn and shrub borders. The rear garden can be accessed either via a secure side gate or internally via the kitchen. The garden is a generous size featuring patio and lawned areas with mature shrubs, a greenhouse and timber shed.

There is off-street driveway parking for multiple vehicles as well as a single garage with up-and-over door.

## Entrance Hall

Understairs cupboard, radiator

## Lounge

15' 11" x 12' 9" max ( 4.85m x 3.89m max )

Double glazed window to front, understairs cupboard, open fireplace

## Kitchen

10' 10" x 8' 4" ( 3.30m x 2.54m )

Double glazed window to rear, radiator, sink with drainer, eye level and base units, electric oven, space and plumbing for washing machine

## Landing

Loft access

## Bedroom One

15' 10" x 10' 2" ( 4.83m x 3.10m )

Double glazed window to front, radiator, built in wardrobes

## Bedroom Two

7' 11" max x 15' max ( 2.41m max x 4.57m max )

Double glazed window to rear and side, radiator

## Bedroom Three

8' 11" x 7' 7" ( 2.72m x 2.31m )

Double glazed window to rear, radiator

## Bathroom

Double glazed window to rear, bath with shower over, wash hand basin, W.C, radiator

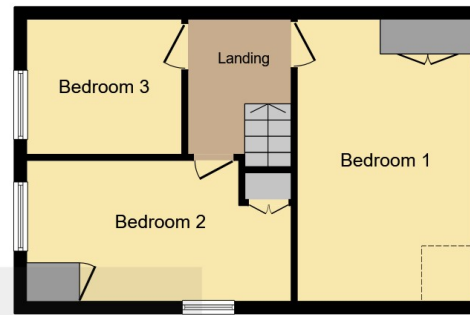




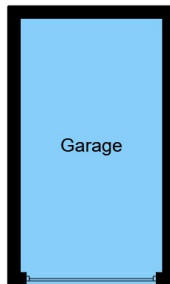




**Ground Floor**



**First Floor**



**Garage**



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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01293 785 346**  
**E [horley@connells.co.uk](mailto:horley@connells.co.uk)**

30 High Street  
HORLEY RH6 7BB

**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/HLY404061](http://connells.co.uk/Property/HLY404061)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HLY404061 - 0006