



Connells

Charlotte Grove
Smallfield Horley

Charlotte Grove Smallfield Horley RH6 9AR

for sale
£400,000



Property Description

Through the front door, the bungalow is well laid out as you step in to the entrance hall with two double bedrooms to the right at the front of the property, and the open plan living space and kitchen to the right at the rear.

The lounge/diner is a good size with access to the conservatory through patio doors, the kitchen and a side door out to the UPVC lean-to. The kitchen has plenty of high and low level storage cupboards, ample worktops and space for white goods including oven and fridge/freezer plus space and plumbing for a washing machine and dishwasher.

The master bedroom is generously sized and benefits from two built-in wardrobes with a further double bedroom. The shower room features a white suite including low level WC, wash hand basin and shower cubicle.

Externally, there is a low maintenance south-west facing rear garden which is mainly patio with some mature shrubs. The garage can be accessed via a door from the rear garden. To the front of the property is a lawn garden with shrub borders, driveway parking for multiple vehicles including space for one car under cover and access to the garage via an up and over door.

Entrance Hall

Airing cupboard, radiator

Lounge

19' 1" max x 16' 5" max (5.82m max x 5.00m max)

Kitchen

7' 10" x 6' 5" (2.39m x 1.96m)

Double glazed window to side, sink with drainer, eye level and base units, freestanding gas oven, space and plumbing for dishwasher

Lean To

19' 2" x 5' 4" (5.84m x 1.63m)

Door to front and rear

Conservatory

9' 9" x 7' 4" (2.97m x 2.24m)

Upvc construction

Bedroom One

11' 11" x 9' 11" (3.63m x 3.02m)

Double glazed window to front, built in wardrobes, radiator

Bedroom Two

8' 10" x 8' 10" (2.69m x 2.69m)

Double glazed window to front, radiator

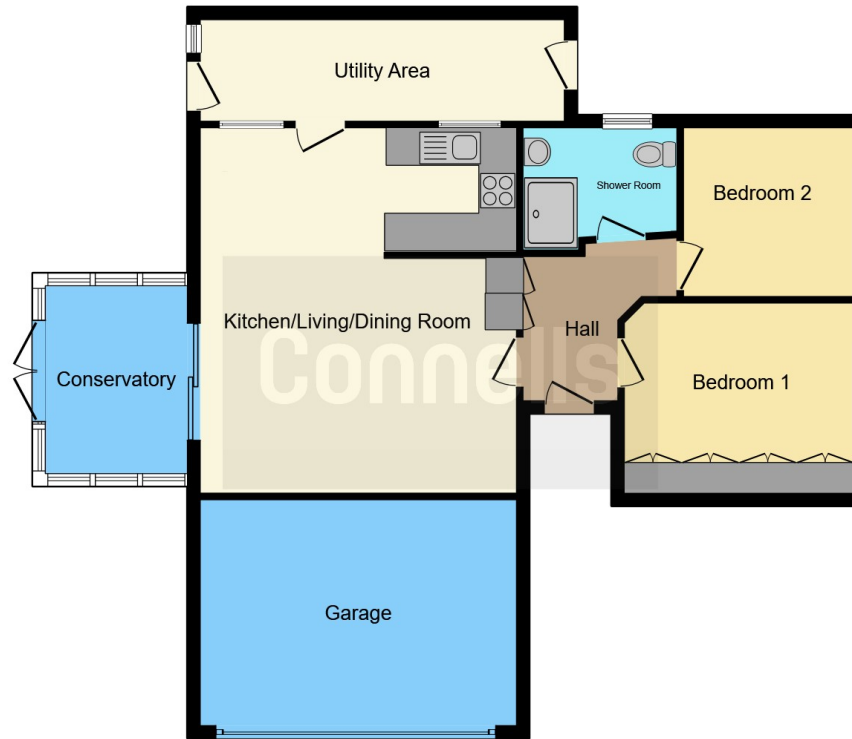
Bathroom

Double glazed window to side, shower, wash hand basin, W.C, heated towel rail









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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Tenure: Freehold



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