



# Hyperion Walk Horley RH6 7DB

for sale  
**£425,000**



## Property Description

Offered to the market with NO ONWARD CHAIN is this fantastic three-bedroom family home, suitable for a growing family looking for a "ready-to-go" home with nearby amenities and public transport links.

The ground floor comprises of a kitchen/diner at the front of the property with space for a range of white goods including fridge/freezer, washing machine and dishwasher. The lounge at the rear of the property is bright and airy with patio doors leading out to a private south-facing garden which allows natural light to pour in to the room. The rest of the downstairs includes a downstairs WC and porch area, perfect for shoes and coats as you come in to the home.

On the first floor, there are two generous sized double bedrooms as well as a further single bedroom. The family bathroom features a modern white suite including bath with shower, low level WC and wash hand basin.

Externally, there is a gated patio to the front of the property. To the rear, a very well kept garden featuring decked and lawned areas, a large shed and gated rear access.

## Entrance Hall

Under stairs cupboard

## Cloakroom

Wash hand basin, W.C, radiator

## Lounge

13' 4" x 12' 9" ( 4.06m x 3.89m )

Double glazed doors to rear, radiator

## Kitchen

17' 8" x 9' 8" ( 5.38m x 2.95m )

Double glazed window to front, space for fridge/freezer, eye level and base units, stainless steel sink with drainer, electric oven, electric hob

## Landing

Loft access, part boarded

## Bedroom One

14' 10" x 9' 2" ( 4.52m x 2.79m )

Double glazed window to front, radiator

## Bedroom Two

14' 3" x 9' 10" ( 4.34m x 3.00m )

Double glazed window to front, radiator

## Bedroom Three

9' 10" x 9' ( 3.00m x 2.74m )

Double glazed window to rear, radiator

## Bathroom

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

## Rear Garden



Decking area, timber built shed, rear access,  
south facing



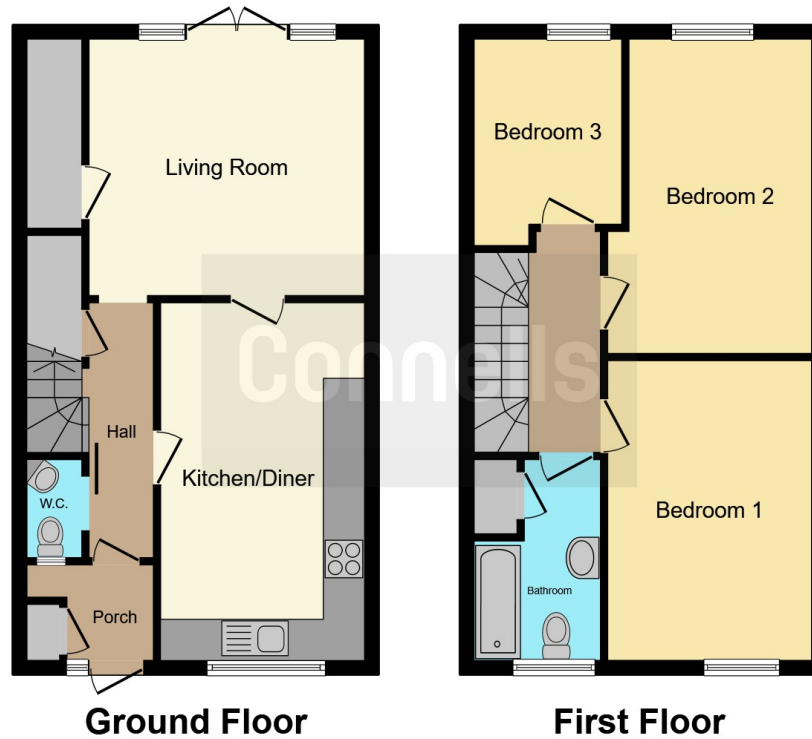












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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**EPC Rating: C**

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Tenure: Freehold



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Property Ref: HLY404393 - 0008