



Connells

Emlyn Road
Horley

Emlyn Road
Horley RH6 8RX

for sale
£600,000



Property Description

On the ground floor, the property has fantastic living and bedroom space offering versatility to allow a new owner the opportunity for a layout suitable for them. The entrance hall leads to a downstairs bedroom, the living space to the right and with stairs leading to the first floor.

The ground floor has two double bedrooms which each benefit from their own built-in storage as well as a bathroom featuring a modern white suite including bath with shower, low level WC and wash hand basin.

The open plan living area and kitchen is the real heart of the home, offering lounge and dining areas and an updated fully integrated kitchen, this area is perfect for socialising, dinner parties or keeping an eye on the children whilst preparing dinner.

On the first floor, you will find two generous sized double bedrooms which each benefit from built-in wardrobe space and each have their own en-suite shower room featuring a shower cubicle, low level WC and wash hand basin. From the first-floor landing, there are steps leading to the loft space which has been boarded and could be converted to create a further bedroom subject to planning permissions.

Externally, there is a lawn front garden and driveway parking for multiple vehicles with access to the single garage. The rear garden has a patio area off the rear of the house, with a lawn and decked area.



Lounge Area

10' 10" x 8' 7" (3.30m x 2.62m)

Double glazed windows to side and rear, radiator

Kitchen

15' 7" x 11' 5" (4.75m x 3.48m)

Double glazed window to rear, eye level and base units, induction hob with extractor over, electric oven, larder cupboard, integrated dishwasher, integrated washing machine, radiator, double glazed door to garden

Bedroom One

15' 10" x 8' 8" (4.83m x 2.64m)

Double glazed window to rear, radiator

En Suite

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

Bedroom Two

12' 7" x 9' 11" (3.84m x 3.02m)

Double glazed window to front, radiator

En Suite

Double glazed window to front, shower cubicle, wash hand basin, W.C

Bedroom Three

15' 9" x 7' 8" (4.80m x 2.34m)

Double glazed window to front, radiator









EPC Rating: C

Tenure: Freehold

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