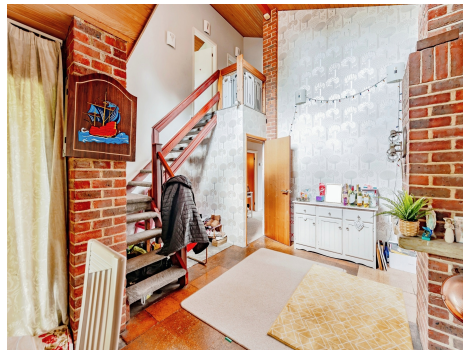




Connells

Reigate Road
Hookwood Horley



Property Description

This unique "one-off" designed property offers versatile accommodation including two bedrooms and bathroom on each floor, this property offers plenty of options to be set up for whatever a new owner requires. Through the front door, the entrance halls leads to two double bedrooms on your right, each offering built in wardrobe space and a split bathroom with separate WC. Through to the open plan living area, this fabulous open space offers double height American ash clad ceilings, exposed brick walls and swivel point doors to the rear garden. The current set-up includes dining and lounge space plus study, however this can be easily changed and adapted for personal need. The kitchen features a range of high and low level cupboards, worktop space, space for white goods and range oven.

On the first floor, the landing leads to a further two double bedrooms, a shower room featuring a white suite including low level WC, wash hand basin and shower cubicle, and storage space in the eaves.

Externally, there is driveway parking for multiple vehicles at the front of the property including parking for one under the car port and a private rear garden which is mainly laid to lawn with patio area off of the lounge.

Entrance Hall

Airing cupboard, space and plumbing for washing machine, radiator

Study

9' 7" x 6' 10" (2.92m x 2.08m)

High-level double glazed window to front

Open Plan Living Space

Irregular Shaped Room 24' 5" max x 19' 5" max (7.44m max x 5.92m)

Double glazed window to front, double glazed doors to rear garden, understairs area, radiator

Kitchen

15' x 9' 6" (4.57m x 2.90m)

Double glazed window to front and side, range cooker, eye level and base units, space for fridge/freezer

Landing

Eaves storage

Bedroom One

13' 5" x 10' 5" (4.09m x 3.17m)

Double glazed window to front, radiator

Bedroom Two

12' 3" x 10' 9" (3.73m x 3.28m)

Double glazed window to rear, radiator

Bathroom

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

Bedroom Three (Ground Floor)

13' 1" x 10' 9" (3.99m x 3.28m)

Two double glazed windows to front, radiator

Bathroom (Ground Floor)

Bath with shower over, wash hand basin, radiator, separate W.C with wash hand basin

Rear Garden

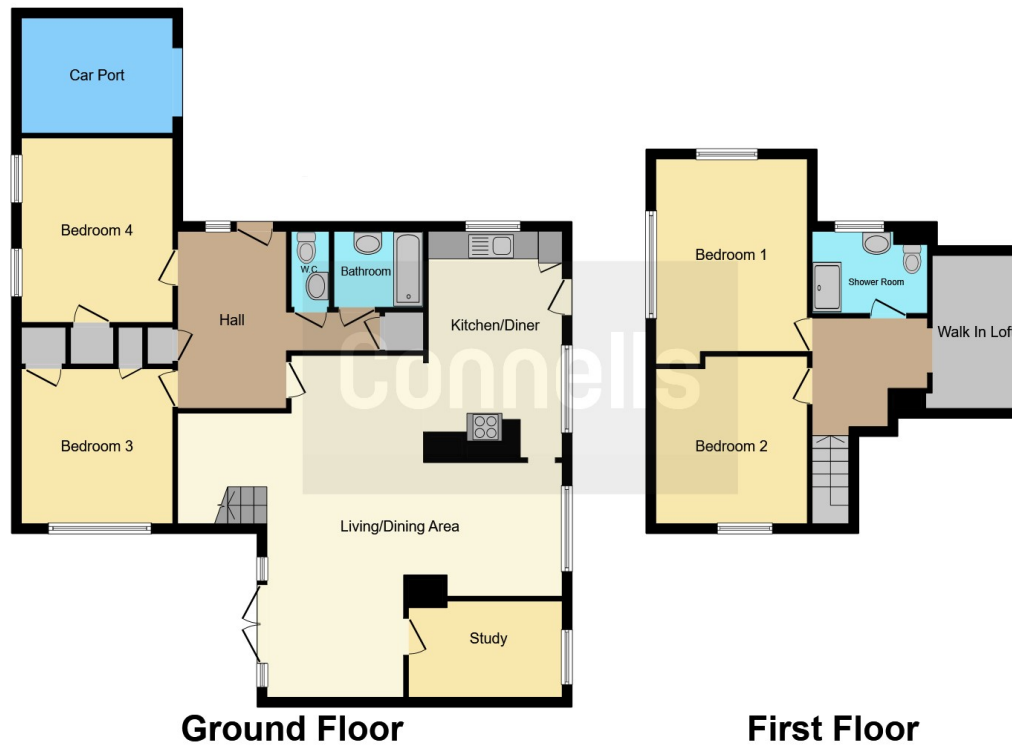
Area laid to lawn, wooden fence borders, patio area

Parking

Car port for one vehicle plus driveway parking for a further three vehicles







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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EPC Rating: D

Tenure: Freehold

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