



**Connells**

Woodroyd Gardens  
Horley

# Woodroyd Gardens Horley RH6 7LP

for sale  
£700,000



## Property Description

Through the front door to the property, you will immediately appreciate the care and attention to detail the current owners have put in to the renovation of this stunning bungalow.

The heart of the home is the wonderful open plan living space featuring a modern fully-integrated kitchen, space for a dining table of up to 12 people and lounge area with large sliding patio doors opening out to the private rear garden. This room is flooded with natural light pouring in through the large skylight over the lounge.

Off the lounge, is the master bedroom featuring it's own walk-in wardrobe and en-suite shower room with WC and wash hand basin. From the entrance hall, the remaining accommodation comprises of a further two double bedrooms, a family bathroom with bath, WC and wash hand basin, and spacious utility room which benefits from external side access.

Externally, there is driveway parking for multiple vehicles to the front and a substantial private rear garden with mature trees and shrub borders, a patio area off the back of the house and plenty of lawned area to enjoy the garden all year round.

## Lounge / Kitchen

30' 9" x 18' 8" ( 9.37m x 5.69m )

## Utility Room

10' x 8' 8" ( 3.05m x 2.64m )

## Bedroom One

12' 5" x 10' 8" ( 3.78m x 3.25m )

Walk in wardrobe

## En Suite

Shower cubicle, wash hand basin, W.C

## Bedroom Two

10' 1" x 10' ( 3.07m x 3.05m )

Double glazed window to front, built in wardrobes

## Bedroom Three

13' 6" x 13' 1" inc wardrobes ( 4.11m x 3.99m inc wardrobes )

Double glazed window to side, built in wardrobes, radiator

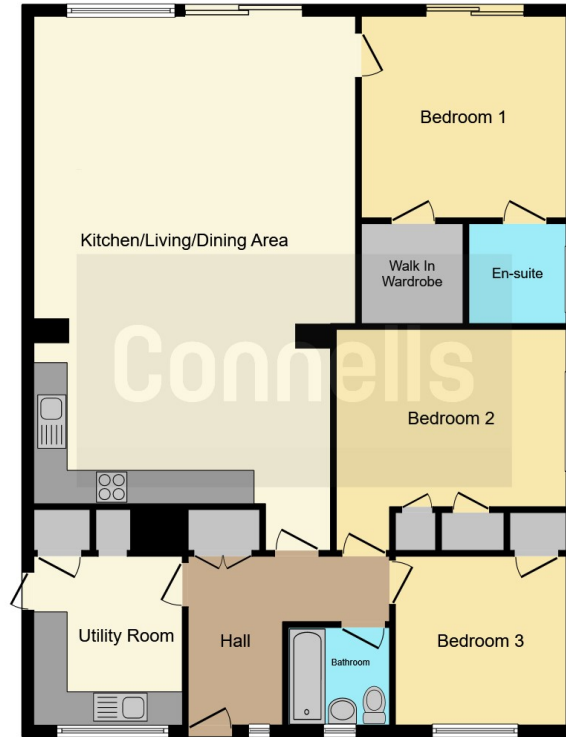
## Bathroom

Bath with shower over, 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](http://www.focalagent.com)

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**EPC Rating: E**

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Tenure: Freehold



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