



Connells

31a The Cravens
Smallfield Horley



Property Description

A perfect property for someone looking for a modern "ready-to-go" bungalow offering plenty of living accommodation and generous sized bedrooms.

Through the front door, the entrance hall leads through the property and you will immediately appreciate the care and attention the current owners have given their home.

To the left, double doors open in to a spacious lounge with a wonderful bay window looking out to the front of the property.

The kitchen offers a wealth of storage, plenty of worktop space and space for your white goods, opening in to the dining room this can be a real social hub and heart of the home.

The rest of the accommodation comprises of three generous sized bedrooms, a study, a modern shower room and additional reception room which can be utilised for what a new owner needs.

Externally, there is a small lawned garden at the front, a private rear garden with patio and lawn area and two sheds. There is additional outside space at the side of the property which is paved and has secure gates, perfect for additional storage space for bins/bikes etc.



Entrance Hall

New front door, radiator

Study

9' 1" x 6' 10" (2.77m x 2.08m)

Radiator

Lounge

15' 6" x 10' 5" (4.72m x 3.17m)

Newly fitted double glazed window to front, radiator

Kitchen

14' 1" x 12' 2" (4.29m x 3.71m)

Double glazed window to side, newly fitted double electric oven and hob with new extractor fan over, new stainless steel sink with drainer, space and plumbing for washing machine and dishwasher, eye level and base units, work surfaces

Conservatory

14' x 13' (4.27m x 3.96m)

Upvc construction, newly installed roof and door to rear garden

Bedroom One

17' 11" x 10' 4" (5.46m x 3.15m)

Two newly installed velux windows, radiator

Bedroom Two

10' 6" x 10' 1" (3.20m x 3.07m)

Double glazed window to front, radiator

Bedroom Three

10' 9" x 9' 2" (3.28m x 2.79m)

Double glazed window to side, radiator

Bathroom

Double glazed window to side, walk in shower, wash hand basin, W.C, radiator









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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