



Connells
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FOR SALE

Connells

Brookfield Drive
Horley

Brookfield Drive
Horley RH6 9TA

for sale
£440,000



Property Description

Built in 2013, the property has been lovingly maintained by the current owner, offering a potential buyer a 'blank canvas' to come in and put their own personal stamp on their new home.

Through the front door, an entrance hall offers space for shoes and coats with the downstairs WC on your left, before walking through to the lounge with a lovely bay window to the front. To the rear of the property is the kitchen/diner which features a range of built-in appliances including dishwasher, washing machine, fridge/freezer and oven/hob. There are double doors leading out to the rear garden and a large under stairs cupboard.

On the first floor, you will find two double bedrooms each with built-in wardrobe space and the master bedroom also benefiting from an en-suite shower room. There is a further single bedroom and family bathroom plus over-stairs airing cupboard and access to the loft from the landing.

Externally, the rear garden is mainly laid to lawn with patio and garden path leading to a secure rear gate which leads through to the two allocated parking spaces.

Cloakroom

Wash hand basin, W.C, radiator

Lounge

15' x 17' 7" (4.57m x 5.36m)

Kitchen

15' x 9' (4.57m x 2.74m)

Bedroom One

11' 8" x 8' 5" (3.56m x 2.57m)

En Suite

W.C, wash hand basin, shower cubicle

Bedroom Two

10' 2" x 8' 6" (3.10m x 2.59m)

Bedroom Three

8' 8" x 6' 3" (2.64m x 1.91m)

Bathroom

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









EPC Rating: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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