



**Connells**

Church View Close  
Horley



# Church View Close Horley RH6 8SG

for sale  
£700,000



## Property Description

Upon entering, you are greeted by a welcoming hallway that leads to the bright living room which is perfect for relaxing and entertaining, featuring large windows that fill the space with natural light. Adjacent to it, the dining room provides an ideal setting for family meals and gatherings. The kitchen is functional and well-proportioned, offering ample worktop space and storage cupboards plus space for appliances before leading to a further dining space with additional kitchen countertops and utility area.

This extended part of the property has recently benefitted from the installation of a new flat roof. From the hallway, there is a downstairs WC, understairs storage cupboard and internal access in to the garage.

On the first floor, there are four generously sized double bedrooms each benefitting from built in wardrobe space with further storage cupboards on the first floor landing. Each room boasts large windows that flood the spaces with light and provide a pleasant view of the surrounding area. The master bedroom features an en suite shower room, while the family bathroom caters to the remaining bedrooms.

Externally, the property is complemented by a double-length garage, providing ample storage or potential for a workshop. The driveway allows for plenty of off-street parking, accommodating multiple vehicles with ease. The private rear garden offers a tranquil space for outdoor enjoyment, perfect for families or garden enthusiasts.

## Summary

While this home does require modernisation throughout, it presents a remarkable opportunity to design and renovate according to your taste and lifestyle. Located in a desirable area, you'll benefit from excellent local amenities, schools, and transport links, makes this a fantastic family home for years to come.

## Entrance Hall

Understairs cupboard, access to garage, radiator

## Cloakroom

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

## Lounge

16' 8" x 14' 11" ( 5.08m x 4.55m )

Double glazed bay window to front, gas fire, radiator

## Dining Room

11' 10" x 8' 7" ( 3.61m x 2.62m )

Patio doors to rear, radiator

## Reception Room

16' 1" x 8' 7" ( 4.90m x 2.62m )

Double glazed window to rear, patio doors to rear

## Kitchen

14' 5" max x 12' 5" max ( 4.39m max x 3.78m max )

Double glazed window to rear, eye level and base units, work surfaces, space for undercounter fridge, space and plumbing for dishwasher, space for fridge/freezer, gas hob, electric oven, sink with drainer

## Landing

Double glazed window to front, loft access, airing cupboard, single and double storage cupboards, radiator

## Bedroom One

16' 11" max x 13' 7" max ( 5.16m max x 4.14m max )

Double glazed window to rear, storage cupboard, wardrobes with sliding mirrored doors, radiator

## En Suite

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

## Bedroom Two

11' 11" x 9' ( 3.63m x 2.74m )

Double glazed window to rear, built in wardrobes, radiator

## Bedroom Three

14' 11" x 13' 4" max ( 4.55m x 4.06m max )

Two double glazed windows to front, wardrobes with sliding mirrored doors, storage cupboard, radiator

## Bedroom Four

11' 5" x 9' ( 3.48m x 2.74m )

Double glazed window to front, built in wardrobe, radiator

## Bathroom

Double glazed window to rear, bath with shower over, wash hand basin, W.C, shaver point, radiator

## Rear Garden

side access on both sides, patio area, wooden fence borders, area laid to lawn

## Garage

Electric door, power and light, double glazed window to side



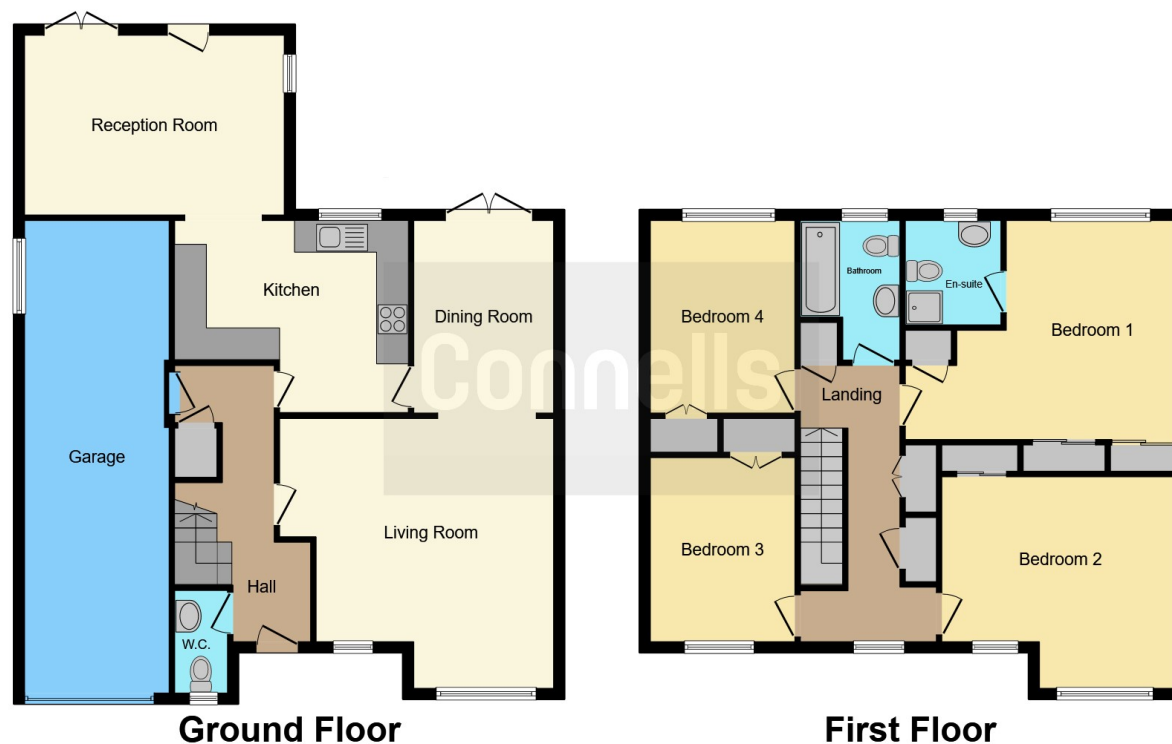












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**EPC Rating: C**

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Tenure: Freehold



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