



Connells

Blunden Way
Horley

Blunden Way
Horley RH6 8GJ

for sale
£650,000



Property Description

The ground floor comprises a spacious lounge, ideal for relaxing and entertaining, alongside a separate dining room perfect for formal meals or family gatherings. The open-plan kitchen/diner is the heart of the home, featuring sleek, high-quality finishes and plenty of space for family dining. The kitchen is fully equipped with integrated appliances and ample storage. There is also a dedicated study, providing a quiet space for working from home or additional storage. A convenient downstairs WC adds to the functionality of the property.

Upstairs, you'll find four well-proportioned bedrooms, including a master bedroom with its own en suite shower room for added privacy and comfort. The family bathroom is stylishly appointed with modern fixtures.

Externally, the property benefits from a low-maintenance rear garden, perfect for outdoor entertaining or relaxing. To the front, there is a driveway providing off-road parking and access to the garage, offering further storage space or parking options.

This home is eco-friendly, with solar panels for energy efficiency and an electric car charging point, making it both environmentally conscious and cost-effective.

Located within a new development in Horley, this property is ideally placed for access to local amenities, schools, and transport links. A perfect family home with modern features and a convenient location.

Entrance Hall

Under stairs storage, Karndean flooring, radiator

Cloakroom

Wash hand basin, W.C, Karndean flooring

Lounge

15' 5" x 13' 6" (4.70m x 4.11m)

Double glazed french doors to rear, radiator, Karndean flooring

Dining Room

11' 3" x 12' 7" (3.43m x 3.84m)

Double glazed window to rear, radiator, Karndean flooring

Kitchen

13' 7" x 17' 2" (4.14m x 5.23m)

Double glazed box bay window to front, eye level and base units, work surfaces, integrated fridge/freezer, 5 ring gas Bosch hob with stainless steel cooker hood, two Bosch electric ovens

Landing

Double glazed window to side, airing cupboard housing boiler, loft access

Bedroom One

13' 4" x 14' 8" (4.06m x 4.47m)

Double glazed window to front, built in wardrobes

En Suite

Double glazed window to rear, wash hand basin, W.C, heated towel rail, Karndean flooring

Bedroom Two

Double glazed window to front, radiator

Bedroom Three

11' 5" x 11' 6" (3.48m x 3.51m)

Double glazed window to rear, radiator

Bedroom Four

13' 5" x 8' 9" (4.09m x 2.67m)

Double glazed window to front, radiator

Bathroom

Double glazed window to front, bath with shower over, shower cubicle, wash hand basin, W.C, heated towel rail

Rear Garden

Wooden fence border, astro turf, decking area, patio area, side gate access,

Garage

Power, light, up and over door









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: B

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Tenure: Freehold



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