



**Connells**

Kidworth Close  
Horley



# Kidworth Close Horley RH6 8JP

for sale  
**£725,000**



## Property Description

This beautifully presented four-bedroom detached house is situated in a peaceful cul-de-sac and offers a perfect balance of space and modern living.

The ground floor features a welcoming lounge, a spacious dining area, and a bright conservatory, creating an ideal flow for both family life and entertaining. The modern kitchen is well-equipped, and there is a versatile study/5th bedroom on this level, offering flexibility for home office or guest accommodation.

The garage has been partly converted into a utility room, with the remaining space still used for storage, while a convenient downstairs WC adds practicality.

Upstairs, you'll find four generously sized bedrooms, including a master with an en-suite shower room. The fourth bedroom is currently used as a dressing room, providing additional luxury. A well-appointed family bathroom serves the other bedrooms. The property boasts an in-and-out driveway to the front, offering ample parking for multiple vehicles, and a private rear garden, which features a patio and lawned areas bordered by mature shrubs, providing an ideal space for outdoor relaxation.

### Entrance Hall

Understairs cupboard, radiator

### Cloakroom

Double glazed window to side, wash hand basin, W.C, heated towel rail

### Study / Bedroom Five

20' 11" x 8' 1" ( 6.38m x 2.46m )

Double glazed window to front, radiator

### Lounge

17' 5" x 17' 4" ( 5.31m x 5.28m )

Two double glazed windows to front, electric fire, radiator

### Dining Room

13' 9" x 10' 2" ( 4.19m x 3.10m )

Sliding patio doors to conservatory, radiator

### Kitchen

12' 2" x 10' 2" ( 3.71m x 3.10m )

Stable door to rear garden, double glazed window to rear and side, eye level and base units, work surfaces, electric oven, electric hob with extractor fan over, space and plumbing for dishwasher

### Utility Room

8' 7" x 8' 2" ( 2.62m x 2.49m )

Double glazed window to rear, door to rear garden, space and plumbing for washing

machine, space for tumble dryer

### Conservatory

12' 9" x 12' ( 3.89m x 3.66m )

Doors to rear garden

### Landing

Airing cupboard, radiator

### Bedroom One

15' 1" max x 13' 11" max ( 4.60m max x 4.24m max )

Double glazed window to front, radiator

### En Suite

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

### Bedroom Two

13' 11" x 10' 10" ( 4.24m x 3.30m )

Double glazed window to front, storage cupboard, radiator

### Bedroom Three

11' 5" x 7' 10" ( 3.48m x 2.39m )

Double glazed window to rear, radiator

### Bedroom Four

9' x 7' 11" ( 2.74m x 2.41m )

Double glazed window to rear, built in wardrobes

### Bathroom

Double glazed window to rear, bath with shower, wash hand basin and vanity unit, bidet, W.C, heated towel rail

### Front Garden

In and out driveway for multiple vehicles

### Rear Garden

Mature shrubs, wooden fence borders, patio area, area laid to lawn

### Garage

12' x 8' 2" ( 3.66m x 2.49m )

Please note part of the garage has been converted into the utility room and so the garage is unable to accommodate a vehicle















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**EPC Rating: C**

Tenure: Freehold

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