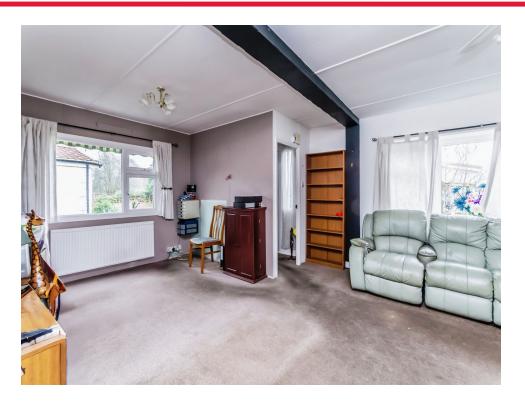


Connells

Laburnum Court Smallfield Horley

Laburnum Court Smallfield Horley RH6 9QB

for sale **£140,000**







Property Description

Situated in the sought-after Laburnum Court in Smallfield, this spacious 2-bedroom park home offers a comfortable and practical layout. Upon entering, you are welcomed by a large double-aspect lounge, allowing natural light to flood the space, creating a bright and airy atmosphere. The adjoining dining area provides an ideal space for entertaining or enjoying family meals.

The separate kitchen is functional and wellequipped, though it offers potential for modernisation to suit your tastes. A hallway leads to both generously sized bedrooms, each offering ample space for storage and relaxation. The property also includes a bathroom, providing all the essentials.

While the park home is in good condition, it offers a fantastic opportunity to add your personal touch and update it to your desired style. Located in a peaceful park environment, this home is perfect for those looking to downsize or enjoy a tranquil setting while still being close to local amenities.

Lounge

19' 8" x 13' 6" (5.99m x 4.11m) Double glazed window to front and side, electric heater, electric radiator

Dining Area

6' x 9' 11" (1.83m x 3.02m) Double glazed window to side, radiator

Kitchen

11' 2" x 9' 7" (3.40m x 2.92m)

Double glazed window to side, eye level and base units, work surfaces, space for electric oven, extractor fan, sink with drainer, space and plumbing for washing machine, radiator, door to rear garden

Bedroom One

9' 7" x 7' 11" (2.92m x 2.41m) Double glazed window to side, radiator

Bedroom Two

 $10^{\circ}\,6^{\circ}\,x\,9^{\circ}\,8^{\circ}$ ($3.20m\,x\,2.95m$) Double glazed window to side, radiator, built in wardrobes

Bathroom

Double glazed window to side, bath with shower over, airing cupboard, wash hand basin, W.C, radiator





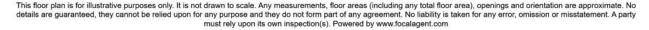






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Council Tax EPC Rating: Band: A Exempt

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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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Tenure:





