





# 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 well-equipped, 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.

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' 6" x 9' 8" ( 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



## 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











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](http://www.focalagent.com)

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30 High Street  
 HORLEY RH6 7BB

EPC Rating: Exempt  
 Council Tax Band: A

Tenure:

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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.



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