



Connells

Campbell Grove
Horley

Campbell Grove Horley RH6 8PL

for sale guide price
£500,000



Property Description

This modern, three-bedroom detached house, built in 2020, offers a stylish and spacious living space.

The property features a front-facing lounge, perfect for relaxation, and a generous kitchen/diner equipped with integrated appliances, a breakfast bar, and ample space for dining. A separate utility room adds convenience, along with a downstairs WC for added practicality.

Upstairs, the property boasts three well-proportioned bedrooms, including a master suite with its own en-suite shower room. The family bathroom serves the remaining two bedrooms and is finished to a high standard.

The property is in excellent condition throughout and benefits from a single detached garage with parking for two cars. The private rear garden offers a peaceful outdoor space, complete with gated access for added privacy and security. This home is ideal for modern family living and is conveniently located in a sought-after area.



Entrance Hall

Double glazed window to side, under stairs cupbaord, radiator

Cloakroom

Wash hand basin, W.C, radiator

Lounge

12' 2" x 12' 11" (3.71m x 3.94m)

Double glazed window to front, radiator

Kitchen

18' x 9' 4" (5.49m x 2.84m)

Double glazed window to front, eye level and base units, work surfaces, electric hob, electric oven, breakfast bar, sink with drainer, integrated fridge/freezer, integrated dishwasher, double doors to rear garden

Utility Room

7' 6" x 5' 4" (2.29m x 1.63m)

Space and plumbing for washing machine and tumble dryer, boiler, stainless steel sink with drainer

Bedroom One

12' 10" x 10' 7" (3.91m x 3.23m)

Double glazed window to front, radiator

En Suite

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

Bedroom Two

9' 6" x 9' 6" (2.90m x 2.90m)

Double glazed window to rear, radiator

Bedroom Three

9' 6" x 8' 3" (2.90m x 2.51m)

Double glazed window to rear, radiator

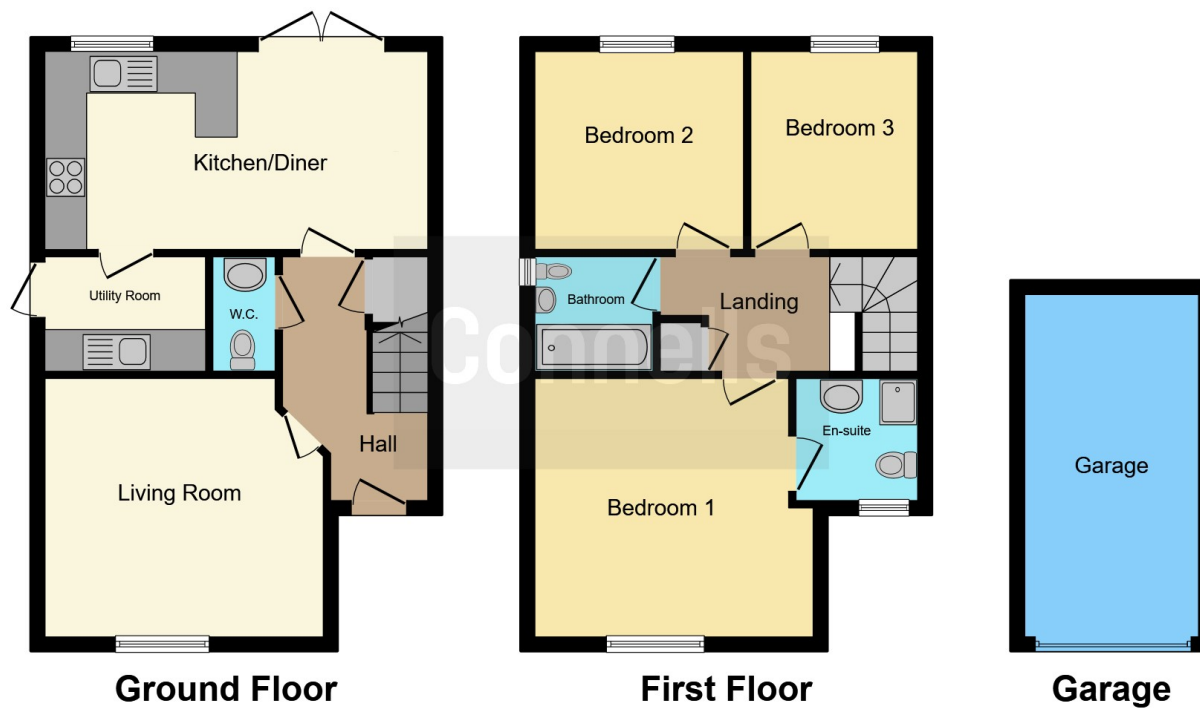
Bathroom

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









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

To view this property please contact Connells on

T 01293 785 346
E horley@connells.co.uk

30 High Street
 HORLEY RH6 7BB

EPC Rating: B

view this property online connells.co.uk/Property/HLY404570

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HLY404570 - 0003