



**Connells**

Railfield Gardens  
Horley



# Railfield Gardens Horley RH6 9FY

for sale  
**£450,000**



## Property Description

This beautifully presented 3-bedroom semi-detached home is located in the popular Acres development in Horley and is offered with no onward chain. The property offers a perfect blend of modern living and family comfort. On the ground floor, you'll find a spacious lounge with French doors that open into a secluded rear garden, providing a light and airy space for both relaxation and entertaining. The well-appointed kitchen/diner is fitted with a range of modern appliances and offers plenty of space for family meals or social gatherings.

Upstairs, the property features three well-sized bedrooms, with the master benefiting from an en suite shower room. The family bathroom is also located on the first floor and provides a contemporary finish. The ground floor further includes a convenient downstairs WC, perfect for family and guest use.

Outside, the rear garden is a real highlight, offering both decking and lawn areas, as well as a useful shed for additional storage. The property also benefits from two allocated parking spaces, ensuring convenient off-road parking.

Ideal for families, this home is set in a desirable and well-connected location, close to local amenities, schools, and transport links, making it the perfect choice for those seeking both convenience and comfort.

## Cloakroom

Double glazed window, wash hand basin, W.C, radiator

## Lounge

15' 8" x 9' 11" ( 4.78m x 3.02m )

Double glazed window to rear and side, patio doors to rear, radiator

## Kitchen / Diner

15' 9" x 13' 3" ( 4.80m x 4.04m )

Double glazed window to front and side, eye level and base units, work surfaces, understairs cupboard with space for tumble dryer, space for washing machine, electric oven, gas hob, radiator

## Bedroom One

13' 4" x 8' 9" ( 4.06m x 2.67m )

Double glazed window to front and side, radiator

## En Suite

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

## Bedroom Two

10' x 9' ( 3.05m x 2.74m )

Double glazed window to side, built in wardrobes, cupboard housing boiler, radiator

## Bedroom Three

6' 11" x 6' 5" ( 2.11m x 1.96m )

Double glazed window to side, radiator

## Bathroom

Bath with shower over, wash hand basin,  
W.C, heated towel rail, shaver point



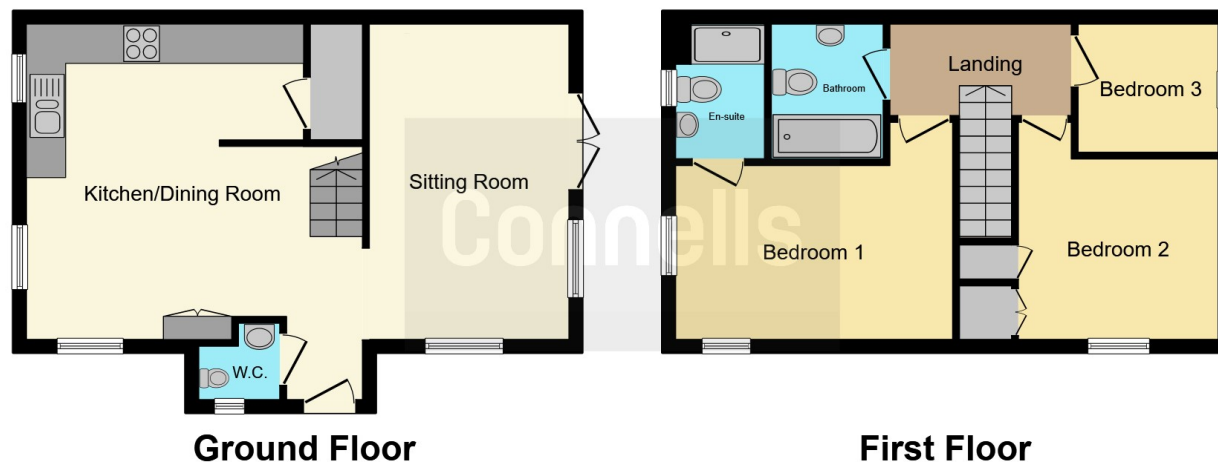












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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**T 01293 785 346**  
**E [horley@connells.co.uk](mailto:horley@connells.co.uk)**

30 High Street  
 HORLEY RH6 7BB

**EPC Rating: Awaited**

Tenure: Freehold

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