



**Connells**

Birchwood Close  
Horley



# Birchwood Close Horley RH6 9TX

for sale  
**£610,000**



## Property Description

Upon entering, you are greeted by a generously sized lounge featuring a front-facing bay window, allowing natural light to flood the room and creating a bright and welcoming space.

The modern kitchen/diner is perfect for family living and entertaining, with stylish units and ample dining space. Sliding doors lead seamlessly to the private and secluded rear garden, while side door access provides convenient entry to the exterior.

The ground floor also benefits from a separate utility room, a study ideal for home working, and a convenient downstairs WC, ensuring ample storage and functionality.

Upstairs, the property boasts four generous-sized bedrooms. The master bedroom is complete with an en suite shower room, offering a private retreat, while the family bathroom serves the other bedrooms with a modern suite.

Externally, the property offers driveway parking for two vehicles and a private rear garden, ideal for outdoor relaxation and entertaining.

With its quiet cul-de-sac location, excellent internal layout, and well-maintained features throughout, this home is perfect for those looking for peace and comfort, with easy access to local amenities and transport links.



## Entrance Hall

Door to front, storage cupboard

## Cloakroom

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

## Study

8' x 7' 1" ( 2.44m x 2.16m )

Double glazed window to front, radiator

## Lounge

18' 1" x 11' 1" ( 5.51m x 3.38m )

Double glazed window to front, wooden composite flooring, new radiator

## Kitchen / Diner

22' 2" x 8' 2" ( 6.76m x 2.49m )

Double glazed window to rear, French doors to rear, side door to rear, eye level and base units, integrated dishwasher, space for cooker

## Utility Room

8' 11" max x 7' 7" max ( 2.72m max x 2.31m max )

Double glazed window to side, sink with drainer, space and plumbing for washing machine, heated towel rail, extractor fan















EPC Rating: D

Tenure: Freehold

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