



Connells

Parkway  
Horley

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Horley RH6 7HX

for sale offers in excess of  
**£500,000**



### Property Description

This beautifully presented 3-bedroom semi-detached house offers modern living in a sought-after location, making it an ideal home for families.

The ground floor is designed for both comfort and convenience, featuring a spacious lounge that provides the perfect space to relax and entertain.

The large kitchen/diner boasts a sleek white finish, offering ample storage and worktop space, ideal for family meals and social gatherings.

A bright conservatory extends the living area, providing a lovely spot to enjoy the private rear garden all year round.

The ground floor also benefits from a convenient downstairs WC, perfect for guests and day-to-day use.

Upstairs, you'll find three generously sized bedrooms, with the master bedroom featuring a private en-suite bathroom for added comfort and privacy.

A well-appointed family bathroom serves the other two bedrooms.

Outside, the property offers driveway parking at the front, providing off-road parking for multiple vehicles, while the rear garden is private and low-maintenance, perfect for outdoor relaxation or entertaining.

With its blend of modern finishes, spacious interiors, and practical features, this home is a fantastic opportunity for those seeking a comfortable and stylish living space.



### Entrance Hall

Two double glazed window to side, double glazed front door, understairs cupboard, space and plumbing for washing machine and tumble dryer, radiator

### Cloakroom

Wash hand basin, W.C, extractor fan, radiator

### Lounge

13' 11" max x 11' 5" max ( 4.24m max x 3.48m max )

Double glazed window to front, radiator

### Kitchen/ Diner

16' 6" max x 16' 6" max ( 5.03m max x 5.03m max )

L-Shaped, Double glazed window to rear, double glazed doors to conservatory, eye level and base units, work surfaces, electric oven, electric hob with extractor hood over, sink with drainer, space and plumbing for dishwasher, breakfast bar, two radiators.

### Conservatory

15' 1" x 8' 8" ( 4.60m x 2.64m )

Double glazed door to rear garden, radiator

### Landing

Double glazed window to side, access to loft

### Bedroom One

11' 3" max x 11' 1" max ( 3.43m max x 3.38m max )

Double glazed window to front, radiator

### En Suite

Double glazed window to front, shower cubicle, wash hand basin, W.C, extractor fan

### Bedroom Two

11' 2" x 8' 9" ( 3.40m x 2.67m )

Double glazed window to rear, radiator

### Bedroom Three

9' 10" x 8' 1" ( 3.00m x 2.46m )

Double glazed window to rear, radiator

### Bathroom

Double glazed window to side, bath with shower over, wash hand basin, W.C, heated towel rail, extractor fan

### Rear Garden

Timber built shed, area laid to lawn, patio area, side entrance





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: C**

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Tenure: Freehold



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