



**Connells**

Laburnum Court  
Smallfield Horley



# Laburnum Court Smallfield Horley RH6 9QB

for sale  
**£325,000**



## Property Description

Through the front door of the property, you step in to the open plan living space and will immediately appreciate the luxury finish and unique features of this wonderful park home, from the vaulted ceilings with Velux windows to the fully fitted kitchen with a central island and granite worktops. This property needs to be seen to be believed!

From the lounge, there are French doors leading out to a balcony overlooking fields, offering complete privacy and peace. The kitchen features a range of high-specification built in appliances including fridge/freezer, washing machine and dishwasher as well as plenty of high and low level storage space, granite worktops and a central island with breakfast bar.

From the living area, a hallway leads through to the bedrooms and main bathroom with access to the large loft space with a fitted ladder. Both bedrooms are generously sized with fitted wardrobe space and master bedroom also benefits from an en-suite shower room featuring a wonderful modern suite including shower cubicle, WC, wash hand basin and heated towel rail. The second bedroom has patio doors leading out to the balcony and both bedrooms come with blackout curtains and blinds. The family bathroom is another real gem of the property featuring a stunning rolltop bath, WC and wash hand basin.

Externally, the balcony runs the full length of the property with plenty of storage space underneath and a shed with power.

## Open Plan Lounge/Kitchen

22' max x 14' 3" max ( 6.71m max x 4.34m max )

Integrated fridge/freezer, washing machine/tumble dryer combi, Rangemaster oven with extractor hood over, sink with drainer, granite worktops plus granite splashback, central island with storage and breakfast bar, recently serviced combination boiler, double glazed windows on all 3 sides, radiator

## Bedroom 1

14' 8" x 10' 5" ( 4.47m x 3.17m )

double glazed window to side, radiator, built in wardrobes, blackout blinds and curtains

## En-Suite Shower

Shower cubicle, low level WC, wash hand basin, double glazed window to side

## Bedroom 2

10' 4" x 10' 3" ( 3.15m x 3.12m )

radiator, patio doors to balcony, blackout blinds and curtains

## Bathroom

Rolltop bath, low level WC, wash hand basin, heated towel rail













EPC Rating:  
Exempt

Council Tax  
Band: A

Tenure:

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