



Weatherhill Road
Smallfield Horley RH6 9NQ

for sale offers in excess of
£425,000



Property Description

Located in the sought-after village of Smallfield, Horley, this extended three-bedroom mid-terrace house offers spacious and versatile living accommodation, ideal for families and professionals alike.

Conveniently situated close to local amenities, schools, and transport links, this well-presented home is both practical and inviting.

Upon entering the property, you are welcomed by an entrance hall with a useful storage cupboard and staircase leading to the first floor.

The ground floor features a spacious open-plan lounge/diner, perfect for entertaining or relaxing.

To the rear, a stylish L-shaped kitchen opens into a bright and airy conservatory, creating an impressive open-plan living space. The kitchen boasts modern white gloss units, a range of integrated appliances, and extensive high and low-level storage cupboards.

Upstairs, the first floor comprises two generous double bedrooms and a well-proportioned single bedroom, ideal for use as a child's room, home office, or guest room.

A modern four-piece family bathroom includes a bath, separate shower cubicle, WC, and sink.

Externally, the property enjoys a well-kept lawned front garden with a central path, bordered by mature shrubs, flowerbeds, and fencing with a front gate.

The rear garden is fully paved for low-maintenance living and features a shed and rear access gate leading to a garage en-bloc via a private alley.

Entrance Hall

Storage cupboard, radiator

Lounge

26' 11" max x 14' 3" max (8.20m max x 4.34m max)

Double glazed window to front, L-Shaped, radiator,

Kitchen

11' 6" x 8' 9" (3.51m x 2.67m)

Understairs storage, integrated dishwasher, integrated washing machine, integrated tumble dryer, sink with drainer, range cooker, radiator

Utility Area

16' 2" x 8' 9" (4.93m x 2.67m)

Landing

Loft access

Bedroom One

10' 11" max x 10' 10" max (3.33m max x 3.30m max)

Double glazed window to rear, built in wardrobes, wash hand basin

Bedroom Two

13' x 9' 11" (3.96m x 3.02m)

Double glazed window to front, built in wardrobes, radiator

Bedroom Three

9' 9" x 7' 4" (2.97m x 2.24m)

Double glazed window to front, radiator

Bathroom

Two double glazed window to rear, bath, shower cubicle, wash hand basin, W,C

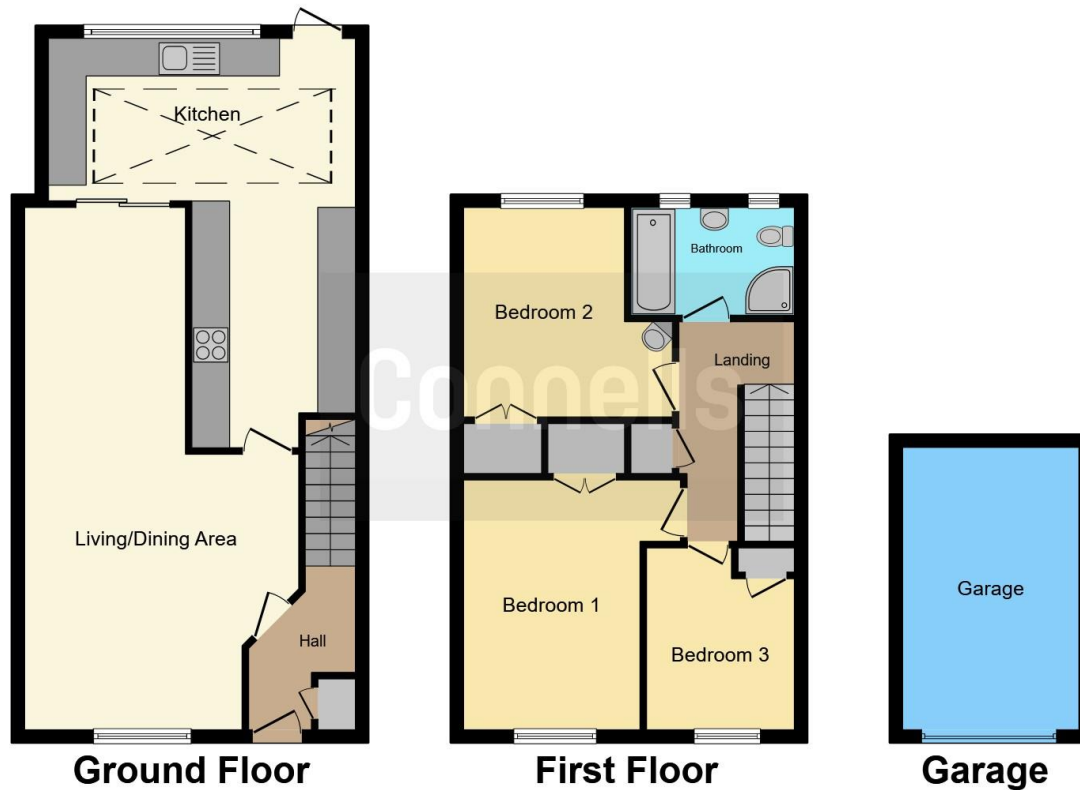
Rear Garden

Rear access

Garage

En block and parking, up and over door





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: C Council Tax
 Band: D

view this property online connells.co.uk/Property/HLY404675

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: HLY404675 - 0002