



Connells

Laburnum Court
Smallfield Horley

Laburnum Court Smallfield Horley RH6 9QB

for sale
£160,000



Property Description

Nestled quietly to the side of this peaceful development, this charming two-bedroom park home offers a serene and comfortable retreat in the sought-after location of Laburnum Court, Smallfield.

Perfectly situated near the edge of the development, the property enjoys a private, tranquil setting with mature trees and open green spaces surrounding it.

The home boasts a welcoming, bright living space with a spacious lounge and a well-equipped kitchen, ideal for both relaxing and entertaining. Two comfortable bedrooms provides ample storage.

The property also benefits from a private garden area, ideal for enjoying outdoor living in a calm and natural environment.



Hallway

Storage cupboard

Lounge

14' 6" x 9' 7" (4.42m x 2.92m)

Double glazed window to side, electric heater, radiator

Kitchen

10' 7" x 7' 1" (3.23m x 2.16m)

Double glazed window to side, door to side and front, eye level and base units, work surfaces, sink with drainer, radiator

Bedroom One

9' x 8' 1" (2.74m x 2.46m)

Double glazed window to side, built in wardrobes, radiator

Bedroom Two

8' 1" max x 7' 3" max (2.46m max x 2.21m max)

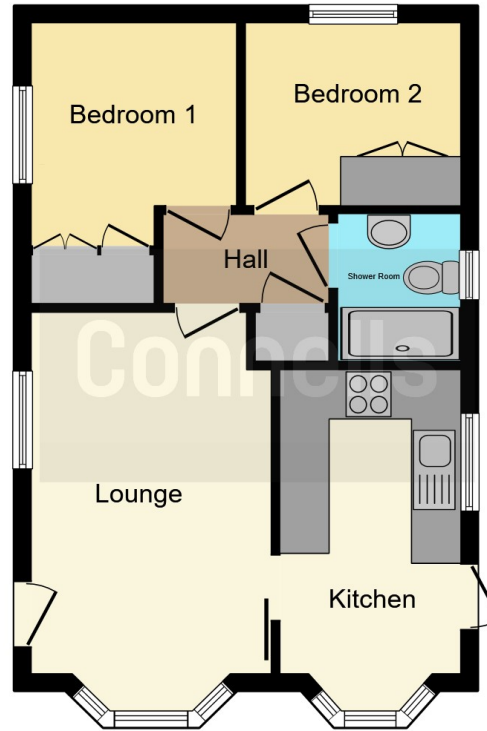
Double glazed window to side, built in wardrobes, radiator

Bathroom

Double glazed window to rear, walk in shower, wash hand basin, W.C, radiator







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

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EPC Rating: Council Tax
 Exempt Band: A

Tenure:

view this property online connells.co.uk/Property/HLY404672

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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.

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