



Connells

Bolters Road
Horley

Bolters Road
Horley RH6 8QS

for sale
£500,000



Property Description

Through the front door, you are welcomed by a very convenient entrance porch which is an ideal space for coats and kicking off boots. On the ground floor, the property boasts a generous lounge/diner featuring a large front-facing window and stunning bifold doors that open directly onto the private rear garden, filling the space with natural light. A modern fitted kitchen provides ample storage and preparation space, while a bright conservatory offers additional flexible living or dining space.

Also located on the ground floor is a generously sized double bedroom complete with an en-suite shower room - ideal for guests, extended family, or as a private home office.

Upstairs, you'll find two further spacious double bedrooms, a comfortable single bedroom, and a well-appointed family bathroom.

Externally, the property features a large, well-kept front garden enclosed by a fence with gated access, offering both privacy and curb appeal. The low-maintenance rear garden is perfect for relaxing or entertaining, with convenient side gate access. A garage and dedicated parking space add to the practicality of this appealing home. A small piece of land adjacent to the garage is also included within the property title.

This is a fantastic opportunity to acquire a flexible and attractive family property in a desirable location. For families with young children, Meath Green infant and junior

schools are both within short walking distance.

Entrance Porch

Double glazed door to front, double glazed window to side

Entrance Hall

Stairs to first floor, radiator

Lounge

23' 2" x 10' 1" (7.06m x 3.07m)

Double glazed window to front, bi-fold doors to rear, two radiators

Kitchen

16' 5" x 7' 5" (5.00m x 2.26m)

Door to conservatory, eye level and base units, work surfaces, breakfast bar, stainless steel sink with drainer, electric oven, gas hob with extractor over, space and plumbing for washing machine, understairs cupboard

Conservatory

12' 9" x 5' 9" (3.89m x 1.75m)

UPVC construction, door to rear garden, radiator

Landing

Double glazed window to side, loft access, radiator

Bedroom One

12' 9" x 10' (3.89m x 3.05m)

Double glazed window to front, fitted wardrobes with sliding mirrored doors, radiator

Bedroom Two

10' 1" x 9' 2" (3.07m x 2.79m)

Double glazed window to rear, radiator

Bedroom Three

8' 3" max x 7' 8" max (2.51m max x 2.34m max)

Double glazed window to front, overstairs cupboard, radiator

Bedroom Four (downstairs)

17' 4" x 9' 11" (5.28m x 3.02m)

Double glazed window to front and side, radiator

En Suite

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

Bathroom

Double glazed window to rear, bath with shower over, wash hand basin, W.C, radiator

Front Garden

Fence border, area laid to lawn, path

Rear Garden

Area laid to lawn, patio, timber built shed, gated side access

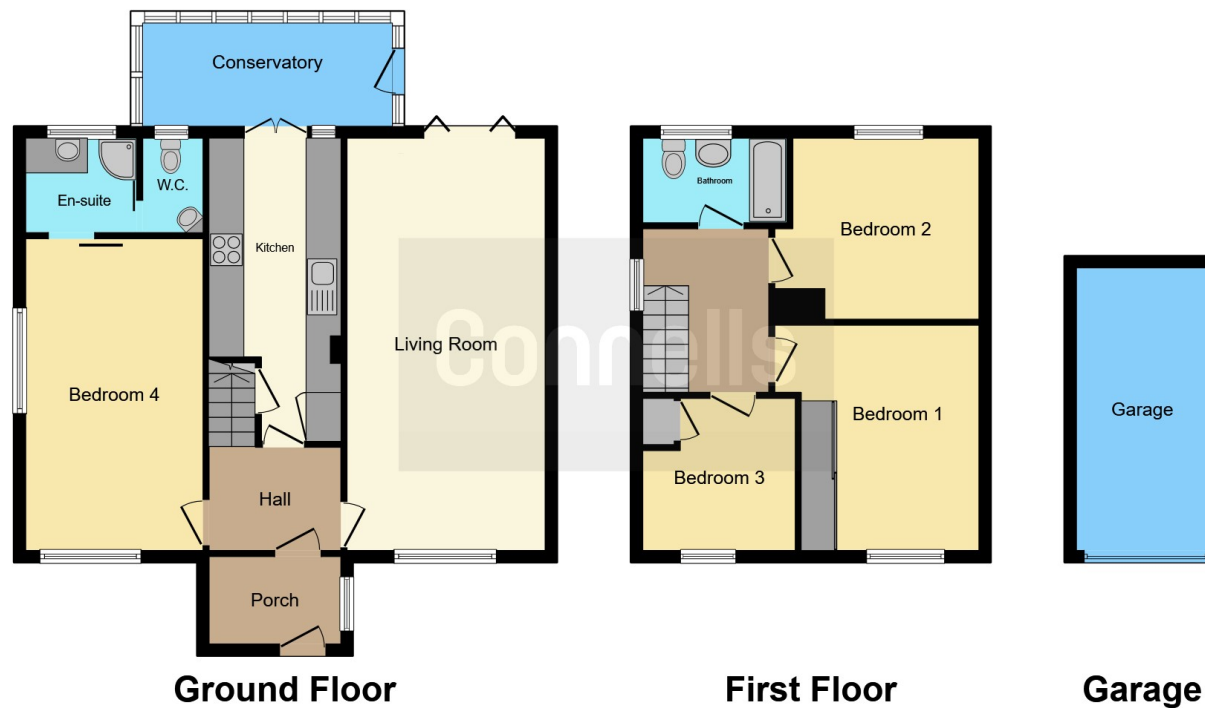
Garage

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

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EPC Rating: Awaited
 Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HLY404048



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