



**Connells**

Hayes Walk  
Smallfield Horley

# Hayes Walk Smallfield Horley RH6 9QW

for sale  
**£340,000**



## Property Description

Nestled in a quiet cul-de-sac, this well-presented two bedroom mid-terraced home offers modern living in a peaceful setting. The property features a stylish new kitchen and contemporary bathroom, creating a move-in ready home ideal for first-time buyers or downsizers alike.

The ground floor comprises a bright and inviting lounge with a door leading directly to the enclosed rear garden, perfect for relaxing or entertaining. Upstairs, there are two good-sized bedrooms, both offering ample space and natural light.

Outside, the property benefits from driveway parking for up to four vehicles, a rare advantage for this style of home. There is a low-maintenance private rear garden, and lawned front garden. Situated within easy reach of local amenities, schools, and transport links, this attractive property combines comfort, convenience, and modern style.



## Entrance Hall

## Lounge

13' 3" x 12' 11" ( 4.04m x 3.94m )

## Kitchen

7' 1" x 7' ( 2.16m x 2.13m )

## Landing

## Bedroom One

11' 2" x 9' 8" ( 3.40m x 2.95m )

## Bedroom Two

9' 3" x 8' 2" ( 2.82m x 2.49m )

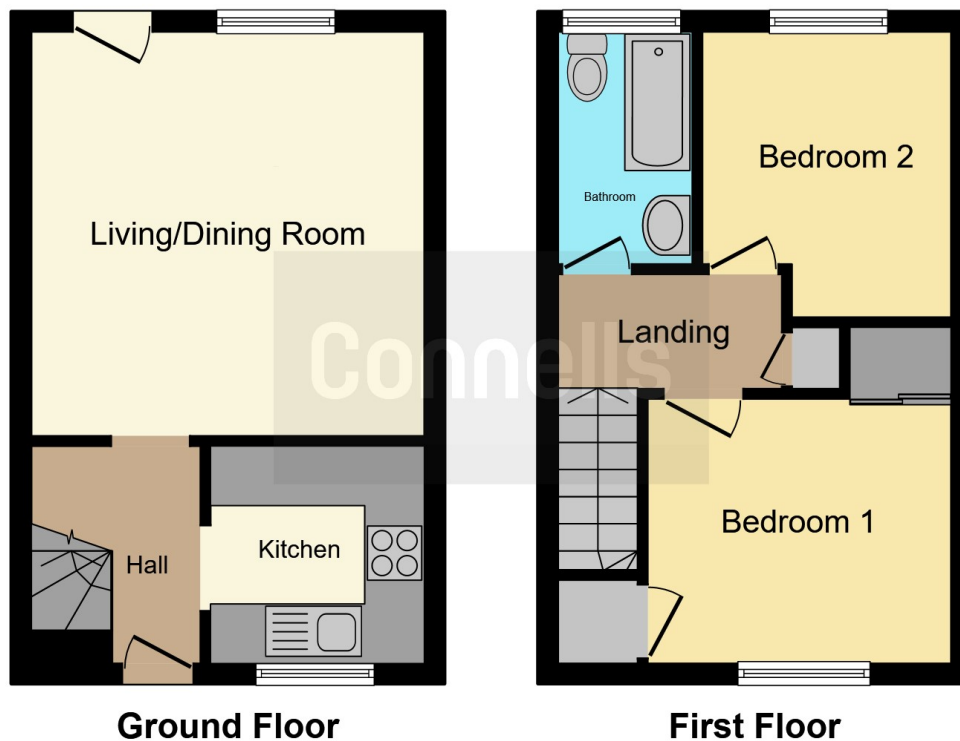
## Bathroom

## Rear Garden









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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30 High Street  
 HORLEY RH6 7BB

EPC Rating: E    Council Tax  
 Band: C

Tenure: Freehold

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