



**Connells**

Laburnum Court  
Smallfield Horley



### Property Description

This spacious and well maintained two bedroom detached park home is offered to the market chain free, this property is ideal for those seeking comfortable living in a peaceful setting. Featuring two generous sized bedrooms with a spacious kitchen-diner. Private garden perfect for relaxing outdoors. This property is perfectly located in a quiet and desirable area, this home offers both comfort and practicality with a thoughtful layout and well-proportioned rooms.

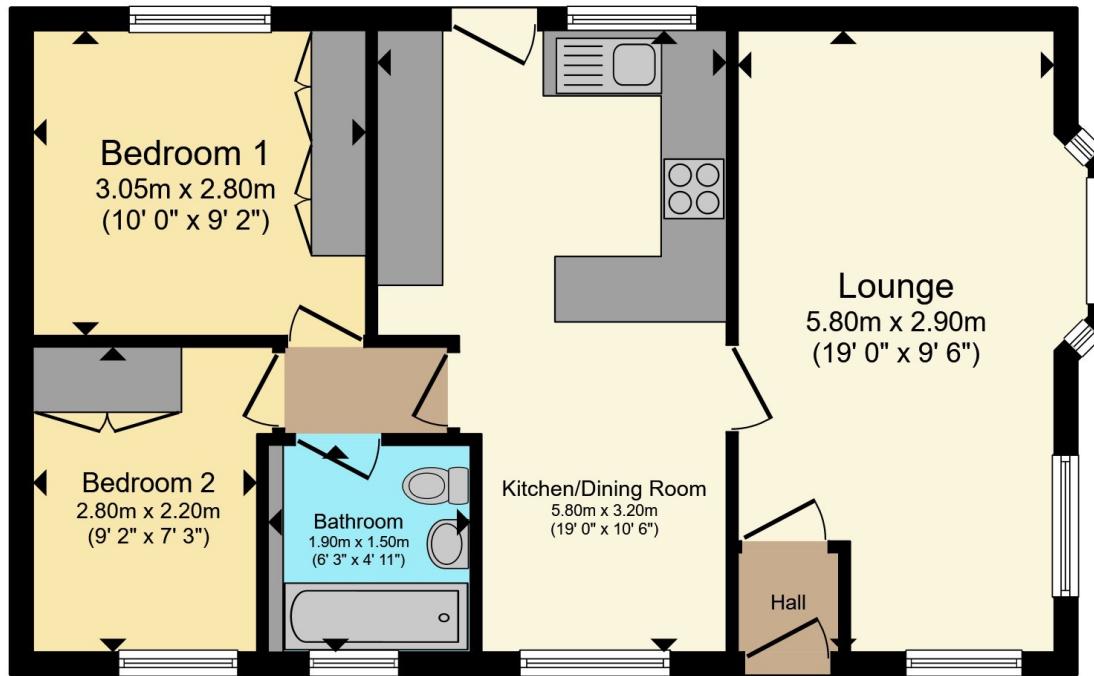
dinner.











Total floor area 53.8 m<sup>2</sup> (579 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

Connells

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:  
 Exempt

Council Tax  
 Band: A

Tenure:

**view this property online [connells.co.uk/Property/HLY404936](http://connells.co.uk/Property/HLY404936)**

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 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.



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Property Ref: HLY404936 - 0002