



Laburnum Court Smallfield Horley RH6 9QB

for sale
£175,000



Property Description

This charming two-bedroom park home is nestled in a quiet corner plot, offering both privacy and tranquility. The property boasts a spacious double-aspect L-shaped lounge/diner, flooded with natural light, and featuring patio doors that open directly into the well-maintained garden - perfect for outdoor relaxation.

The kitchen provides ample space for utilities, along with plenty of storage, making it both functional and convenient. The master bedroom is a generous double, complete with its own en suite shower room for added privacy. A second, cozy single bedroom offers flexible living options, while a modern wet-room style bathroom ensures easy accessibility and comfort.

Outside, the property enjoys a lovely garden area and parking, ideal for both convenience and enjoying the peaceful surroundings. Perfect for those seeking a low-maintenance home in a serene setting.



Entrance Hall

Cupboard housing boiler, storage cupboard, radiator

Lounge

17' 2" x 10' 7" (5.23m x 3.23m)

Double glazed window to front and side, electric fire, radiator

Kitchen

11' 5" x 8' 8" (3.48m x 2.64m)

Double glazed window to rear, eye level and base units, integrated fridge/freezer, space and plumbing for washing machine, electric oven, electric hob, door to rear, radiator

Bedroom One

9' 8" max x 9' 7" max (2.95m max x 2.92m max)

Double glazed window to front, built in wardrobes, radiator

Bedroom Two

9' 11" max x 7' 9" max (3.02m max x 2.36m max)

Double glazed window to rear, built in wardrobes, radiator

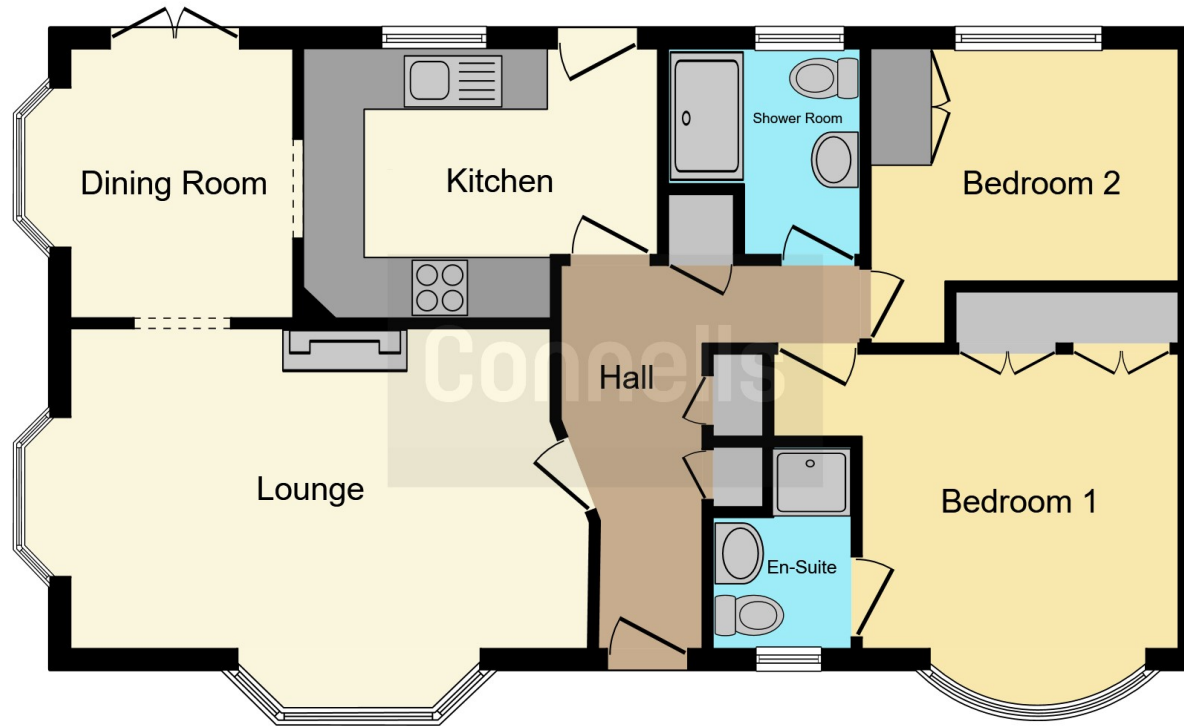
Bathroom

Double glazed window to rear, wet room style 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

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EPC Rating: Exempt

Tenure:

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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.



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