



Connells

Hayes Walk
Smallfield Horley

Hayes Walk Smallfield Horley RH6 9QW

for sale offers in excess of
£350,000



Property Description

Situated on a desirable corner plot, this well-presented two bedroom end of terrace house offers excellent living space both inside and out. Boasting allocated parking for up to four vehicles, the property combines practical features with stylish living.

The ground floor comprises a spacious lounge/diner with patio doors opening onto the rear garden-perfect for entertaining or relaxing. A separate modern kitchen is positioned at the front of the property, providing a bright and functional cooking space.

Upstairs, there are two well-proportioned bedrooms and a contemporary family bathroom. The home is tastefully decorated throughout and ready to move into, making it ideal for first-time buyers, small families, or investors.



Entrance Hall

Night storage heater

Lounge

13' 4" x 12' 11" (4.06m x 3.94m)

Double glazed window to rear, door to rear garden, electric radiator

Kitchen

7' 2" x 6' 11" (2.18m x 2.11m)

Double glazed window to front, eye level and base units, space and plumbing for washing machine, electric oven,

Landing

Cupboard housing immersion tank, loft access

Bedroom One

9' 9" x 9' 9" (2.97m x 2.97m)

Double glazed window to front, cupboard, electric radiator

Bedroom Two

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

Double glazed window to rear, built in cupboard, electric radiator

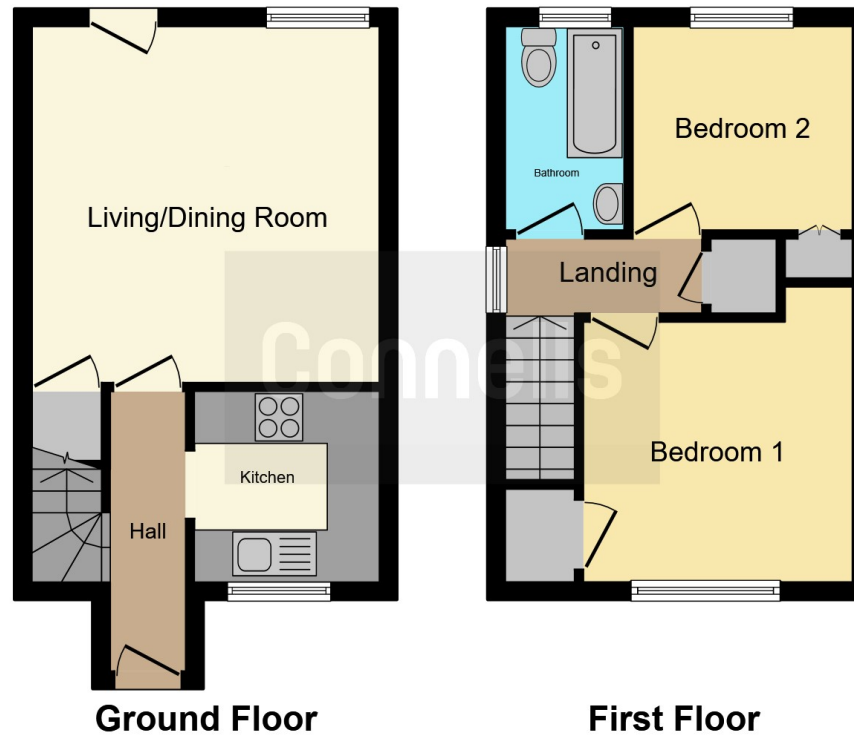
Bathroom

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









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: D Council Tax
 Band: C

Tenure: Freehold

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