



**Connells**

Hayes Walk  
Smallfield HORLEY



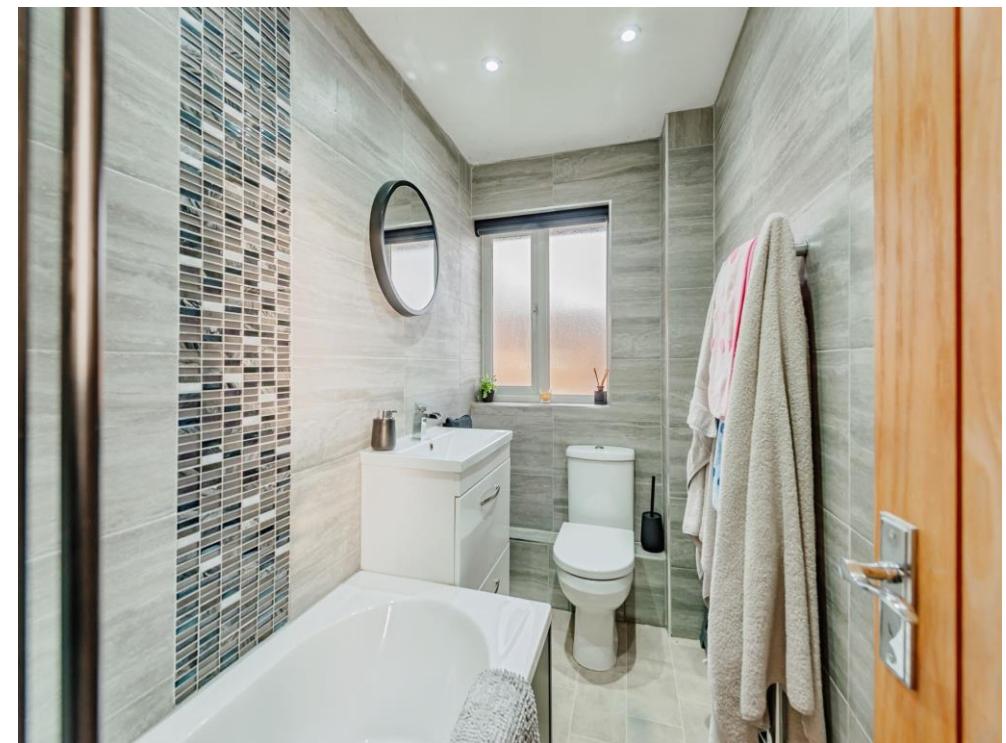
### Property Description

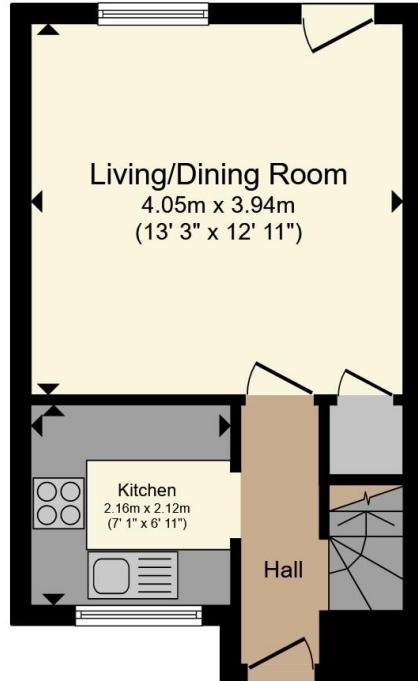
Situated on a desirable corner plot, this well-presented two-bedroom end-of-terrace home benefits from gas central heating throughout and driveway parking for two vehicles.

The ground floor offers a spacious lounge/diner opening onto the rear garden, ideal for entertaining, along with a separate kitchen to the front in good condition. Upstairs are two well-proportioned bedrooms each benefitting from built-in wardrobes and a modern bathroom.

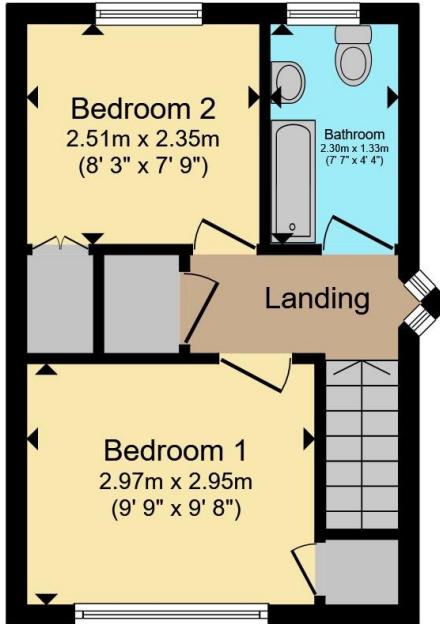
Externally, the property features a beautifully landscaped garden with new patio, fencing, shed with power and low-maintenance artificial grass. The property is well presented throughout and ready to move into.







**Ground Floor**

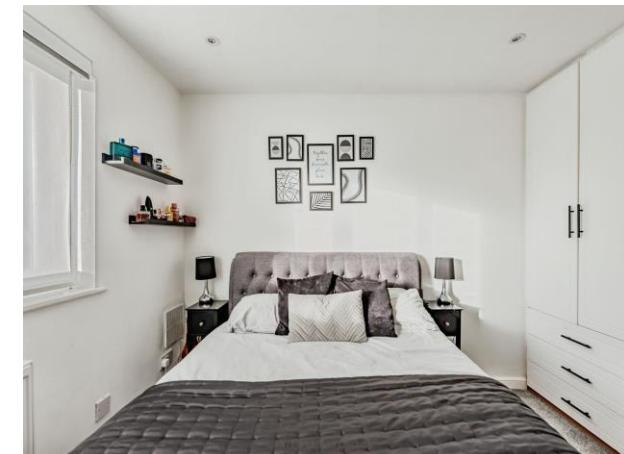


**First Floor**

Total floor area 51.3 m<sup>2</sup> (552 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



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EPC Rating:  
Awaited

Council Tax  
Band: C

Tenure: Freehold



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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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