



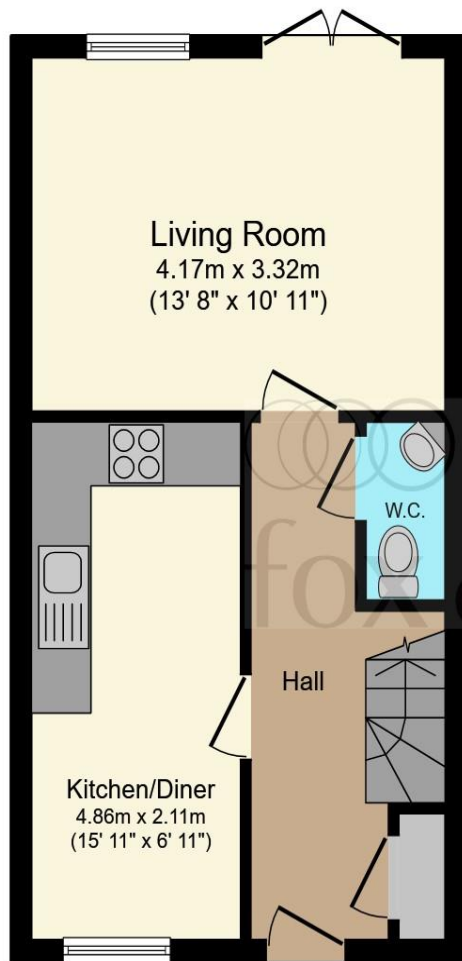
Amherst Row Hoadley Road, Horley RH6 8TH

welcome to

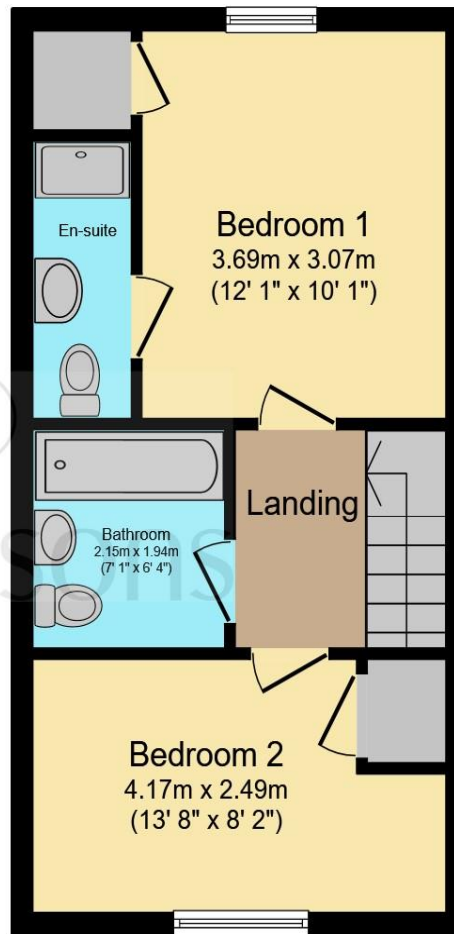
Amherst Row Hoadley Road, Horley

****NO ONWARD CHAIN PROPERTY**** This two-bedroom end of terrace home in Hoadley Road, Horley. Benefiting from one allocated parking space and en-suite to the master bedroom. The property is ready for a QUICK SALE - all the paperwork is ready!





Ground Floor



First Floor

Total floor area 69.0 m² (743 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."

welcome to

Amherst Row Hoadley Road, Horley

- Two Bedroom End-of-Terrace Family Home
- NO ONWARD CHAIN - QUICK SALE READY
- En-suite To Master Bedroom
- Allocated Parking Space
- Modern Home

Tenure: Freehold EPC Rating: B

offers in excess of

£380,000



Property Description

In brief the property consists of an entrance hall with a downstairs WC.

To the front of the property is the kitchen/ diner. The modern kitchen has integrated appliances and space for a washing machine and space for a dining room table.

At the back of the property there is a spacious living room that leads into the garden.

Upstairs there is two very good-sized bedrooms. The master bedroom also benefits from its own en-suite and fitted wardrobe. The second bedroom is a good-sized and has a fitted wardrobe. There is also a modern bathroom comprising of a WC, wash hand basin and bath.

Externally the property has front and rear gardens and an allocated off street parking space.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRA110319



Property Ref:
CRA110319 - 0009

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 is 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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