



Price
£700,000

Freehold

4x  2x  2x 

**Smallfield Road, Horne,
Horley, Surrey, RH6**

OVER 60?

Secure this property
for up to **59% less!**

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Helping you move forwards

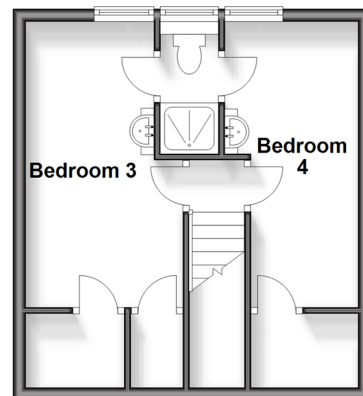
Ground Floor

Approx. 98.3 sq. metres (1058.2 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 14'4 x 12'0 (4.37m x 3.66m)

Bedroom 1: 14'3 x 11'9 (4.35m x 3.58m)

Bedroom 2: 12'1 x 11'2 (3.69m x 3.41m)

Bathroom: 8'8 x 6'6 (2.64m x 1.98m)

Dining Room: 12'2 x 11'9 (3.71m x 3.58m)

Kitchen: 12'9 x 11'6 (3.89m x 3.51m)

Utility Room: 8'9 x 8'6 (2.67m x 2.59m)

Former Garage

FIRST FLOOR

Landing

Bedroom 3: 14'4 x 8'5 (4.37m x 2.57m)

Bedroom 4: 14'5 x 6'5 (4.40m x 1.96m)

Shower

OUTSIDE

Driveway

Garage: 9'1 x 7'4 (2.77m x 2.24m)

Rear Garden



Main features

- Countryside views from large rear garden
- Much loved family home for over 50 years
- Driveway parking for at least 6 cars
- Large kitchen/breakfast area with patio doors leading to rear garden
- Large utility area and storage in converted garage

Nearest Schools

Primary Schools: Burstow Primary 0.9 miles, Copthorne CofE Junior School 3.3 miles, Lingfield Primary 3.5 miles

Secondary Schools: Oakwood School 4.7 miles, Imberhorne School 5.2 miles, Reigate School 5.4 miles

Transport Information

Train Stations: Horley 3.3 miles, Godstone 4.4 miles, Three Bridges 4.7 miles

Address

Smallfield Road, Horne, Horley, Surrey, RH6

Directions

For directions to this property please contact us.



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Call Horley Branch 01293 785338 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.