



**Price**  
**£575,000**

**Freehold**

4x  2x  2x 

**Church Road, Horley,  
Surrey, RH6**

**OVER 60?**

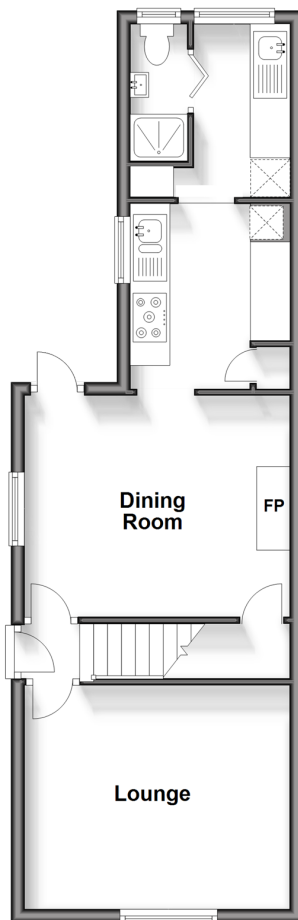
Secure this property  
for up to **59% less!**

LOCAL  
HONEY  
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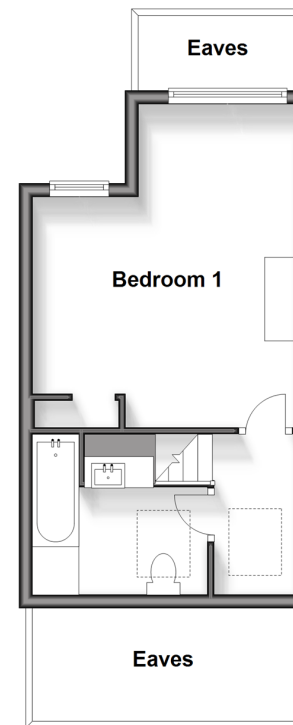
**Ground Floor**  
Approx. 44.0 sq. metres (473.9 sq. feet)



**First Floor**  
Approx. 37.6 sq. metres (404.9 sq. feet)



**Second Floor**  
Approx. 27.1 sq. metres (291.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Diner: 13'3 x 10'9 (4.04m x 3.28m)

Kitchen: 9'1 x 7'9 (2.77m x 2.36m)

Utility: 8'6 x 4'8 (2.59m x 1.42m)

Shower Room & WC: 6'7 x 2'6 (2.01m x 0.76m)

Lounge: 13'1 x 11'0 (3.99m x 3.36m)

### FIRST FLOOR

Landing

Bedroom 2: 11'0 x 8'7 (3.36m x 2.62m)

Bedroom 3: 13'1 x 7'8 (3.99m x 2.34m)

Bedroom 4: 9'2 x 8'1 (2.80m x 2.47m)

### SECOND FLOOR

Bedroom 1: 16'0 x 13'1 (4.88m x 3.99m)

Family Bathroom

### OUTSIDE

Garden

Garage & ORP

Workshop



## Main features

- Extended and renovated family home
- Walking distance to town centre, train station and amenities
- Large property with garage and ample driveway spaces
- Character features with modern style
- Cleverly designed for maximum storage
- Secluded large rear garden



### Nearest Schools

Primary Schools: Manorfield Primary and Nursery School 0.5 miles, Yattendon School 0.9 miles, Meath Green Junior School 1.0 miles

Secondary Schools: Oakwood School 1.4 miles, Cornfield



### Transport Information

Train Stations: Horley 0.6 miles, Gatwick Airport 1.6 miles, Salfords 2.6 miles



### Address

Church Road, Horley, Surrey, RH6



### Directions

For directions to this property please contact us.





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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



20811035/20250222/TP/SI