



Guide Price
£400,000

Freehold

2x  1x  2x 

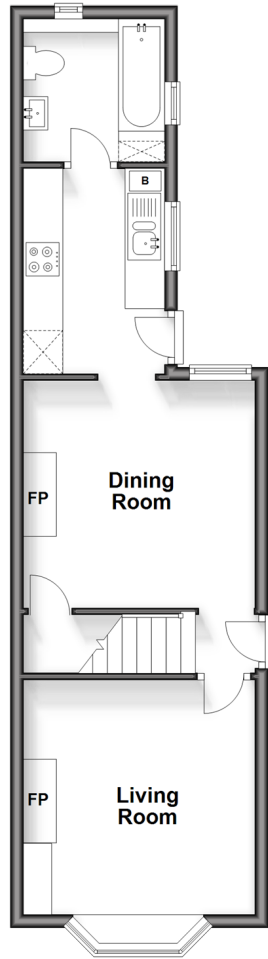
**Charlesfield Road,
Horley, Surrey, RH6**

OVER 60?

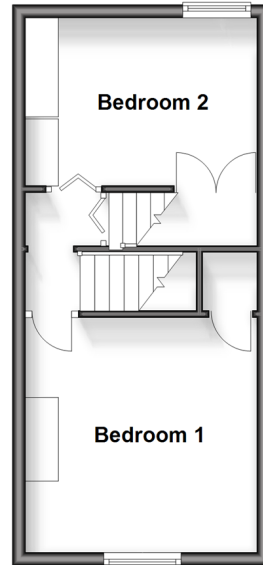
Secure this property
for up to **59% less!**

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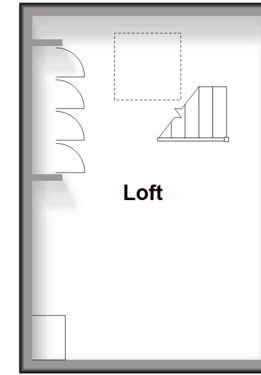
Ground Floor
Approx. 39.9 sq. metres (429.0 sq. feet)



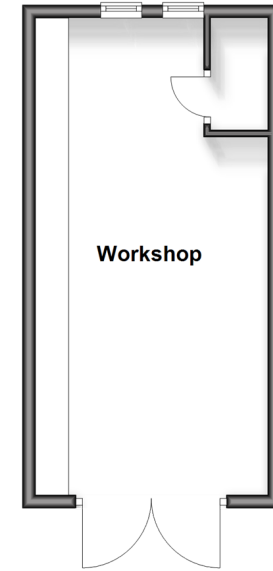
First Floor
Approx. 28.0 sq. metres (301.9 sq. feet)



Second Floor
Approx. 18.0 sq. metres (194.1 sq. feet)



Outbuilding
Approx. 25.0 sq. metres (269.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Dining Room: 11'6 x 11'3 (3.51m x 3.43m)

Kitchen: 10'1 x 6'11 (3.08m x 2.11m)

Bathroom: 7'2 x 7'2 (2.19m x 2.19m)

Living Room: 11'6 x 11'2 (3.51m x 3.41m)

FIRST FLOOR

Landing

Bedroom 1: 16'9 x 11'8 (5.11m x 3.56m)

Bedroom 2: 11'6 x 11'1 (3.51m x 3.38m)

SECOND FLOOR

Loft: 10'5 x 8'1 (3.18m x 2.47m)

OUTSIDE

Workshop

On street parking



Main features

- Beautifully presented cottage style property with period features
- Walking distance to park, town centre & amenities
- Large rear garden with decking & powered outhouse
- Separate lounge/diner & extra utility area
- Large bathroom with bath & shower



Nearest Schools

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

Secondary Schools: Oakwood School 2.1 miles, Cornfield



Transport Information

Train Stations: Horley 1.2 miles, Gatwick Airport 2.4 miles, Salfords 2.4 miles



Address

Charlesfield 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.

EPC RATING

CURRENT: E(47) POTENTIAL: D(67)

20811062/20241026/TP/BG