



**Guide Price**  
**£700,000**

**Freehold**

3x  1x  1x 

**Balcombe Gardens,  
Horley, Surrey, RH6**

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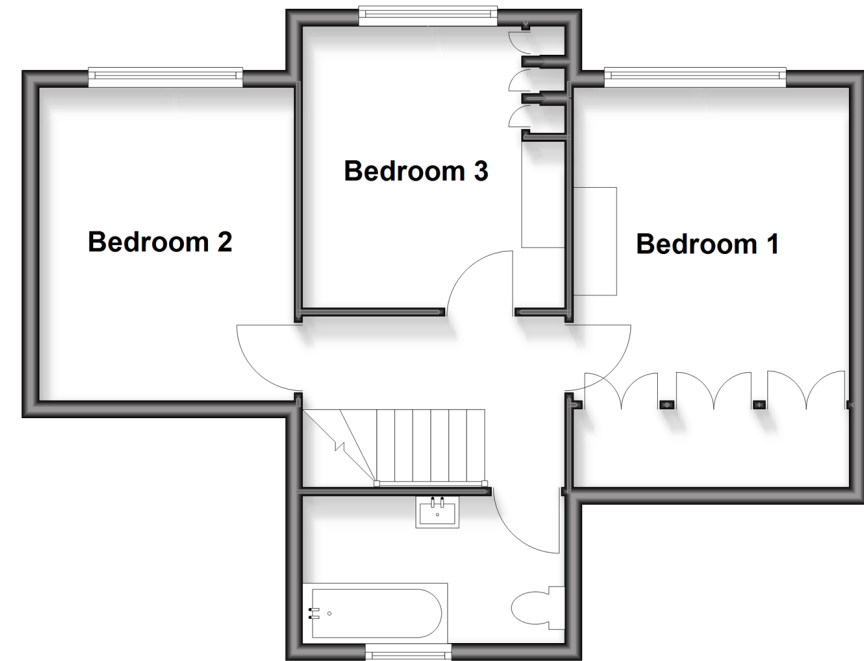
## Ground Floor

Approx. 75.9 sq. metres (817.0 sq. feet)



## First Floor

Approx. 48.2 sq. metres (518.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Kitchen: 20'5 x 10'6 (6.23m x 3.20m)

Living Room: 19'0 x 14'2 (5.80m x 4.32m)

Lean to/Garden Room: 21'0 x 10'8 (6.41m x 3.25m)

### FIRST FLOOR

Landing

Bedroom 1: 12'0 x 10'9 (3.66m x 3.28m)

Bedroom 2: 12'0 x 9'6 (3.66m x 2.90m)

Bedroom 3: 10'7 x 8'7 (3.23m x 2.62m)

Bathroom: 9'9 x 5'6 (2.97m x 1.68m)

### OUTSIDE

Driveway

Front & Rear Gardens

ORP

Toilet





## Main features

- Chain Free
- Premium area with no through road
- Walking distance to train station and town centre
- Large mature garden offering privacy and seclusion
- Built in 1930 with high ceilings and character features throughout



### Nearest Schools

Primary Schools: Yattendon School 0.7 miles, Manorfield Primary and Nursery School 1.0 miles, Burstow Primary 1.4 miles

Secondary Schools: Oakwood School 0.4 miles



### Transport Information

Train Stations: Horley 0.4 miles, Gatwick Airport 0.9 miles, Salfords 2.5 miles



### Address

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### Directions

For directions to this property please contact us.





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



■ 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

