



RAYNERS
TOWN & COUNTRY

ORCHARD ROAD
SMALLFIELD, HORLEY, SURREY, RH6 9QP

44 ORCHARD ROAD

SMALLFIELD, HORLEY, SURREY, RH6 9QP

Guide Price £450,000

Rayners are pleased to present to the market this delightful two bedroom semi-detached bungalow situated in a popular cul de sac location. The property is well presented throughout and the accommodation provides two double bedrooms, attractive shower room, modern fitted kitchen with an electric Aga and lounge with feature fireplace and doors opening out to the garden. The property benefits from gas powered 'Wet' underfloor heating throughout with each room thermostatically controlled. There is a useful multi-purpose cabin/outbuilding currently used as a hobbies room as well as a single garage. The rear garden provides a slightly raised patio area and attractive level lawn with mature shrubs and there is a further planted area to the front of the property alongside the private driveway. The property is offered to the market with no onward chain. Viewing is highly recommended.





44 Orchard Road



Total Area: 69.8 m² ... 752 ft² (excluding garage, cabin)

All measurements are approximate and for display purposes only

Tenure: Freehold
Local Authority: Tandridge District Council
Council Tax Band: D
EPC Rating: C

Additional Info – The seller has advised that the rear garden is subject to collecting surface water when it rains heavily. This information has been provided by the seller and will need to be verified through solicitors.

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

Sales
01883 622 258
Enquiries@raynersproperties.com

Lettings
01883 622 244
Enquiries@raynersletting.com

Land & New Homes
01883 744 344
Warlingham@raynersproperties.com

RAYNERS
TOWN COUNTRY