



Middlefield
Horley, Surrey RH6 9XP

£365,000

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Nestled in the charming area of Middlefield, Horley, this delightful house presents an excellent opportunity for families. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet evenings at home.

Middlefield is a lovely neighbourhood, known for its friendly community and convenient access to local amenities. Residents can enjoy nearby parks, shops, and schools, making it an ideal location for families. With its appealing features and prime location, it is sure to attract those seeking a comfortable and inviting home. Do not miss the chance to view this wonderful property in Horley. This house is offered to the market with no onward chain.

Entrance Hall

Wooden front door, stairs to first floor landing, door to;

Lounge

Window to front aspect, storage cupboard, radiator, door to;

Dining Room

Wooden patio door to garden, radiator, leading to;

Kitchen

Fitted with a range of floor and eye level units with work surfaces over, inset stainless steel sink with drainer and mixer tap, electric over, electric hob with tiled splash back, space and plumbing for washing machine, space for fridge/freezer, window to rear aspect, vinyl flooring.

Landing

Airing cupboard with shelves and gas combination boiler, doors to;

Bedroom One

Window to rear aspect, radiator,

Bedroom Two

Window to front aspect, radiator, access to loft.

Bedroom Three

Window to front aspect, radiator.

Bathroom

White suite comprising of w/c, panel enclosed bath with shower attachment and shower curtain, pedestal hand basin, radiator, obscured window to rear aspect, part tiled walls, vinyl flooring.

Rear Garden

Patio adjacent leading to lawned area, rear gate.

Garage

Garage located on block with and up and over door.

Parking

House benefits from an allocated private parking space near the garage plus there is communal parking at the front of the house.

Anti Money Laundering

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Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or

boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate
Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.





