

Connells

Station Road
Horley

Station Road
Horley RH6 9HL

for sale
£375,000







Property Description

Positioned in a highly convenient location on Station Road, this attractive semi-detached home is just a short walk from Horley High Street, local amenities and the mainline railway station, making it an excellent choice for commuters and families.

The property offers well-proportioned accommodation throughout, including a bright and welcoming living room with feature fireplace, a separate dining room providing an ideal space for entertaining, and a kitchen with ample worktop and storage space. Large windows allow plenty of natural light to flow through the home, creating a bright and airy feel.

Upstairs, there are three bedrooms served by a family bathroom, offering flexible accommodation for growing families, home workers or those requiring guest space.

Externally, the property benefits from a generous rear garden with lawn and mature borders, providing an ideal setting for outdoor dining, gardening or family activities. The front of the property enjoys attractive kerb appeal with established planting and a pathway leading to the entrance.

Conveniently located within walking distance of Horley town centre, the station and a range of local schools and transport links, this property presents an excellent opportunity for buyers looking to enjoy both character and convenience.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

















Total floor area 75.5 m² (812 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01293 785 346
E horley@connells.co.uk

30 High Street
HORLEY RH6 7BB

EPC Rating: E

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HLY404305

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.