



Connells

Laburnum Court
Smallfield Horley



Property Description

A superbly refurbished two-bedroom park home that has been thoughtfully updated to create a stylish and comfortable living space.

The property enjoys excellent kerb appeal with a smart frontage, attractive pathways and a private driveway providing off-road parking. Internally, the home offers a bright and welcoming entrance hall leading through to a spacious dual-aspect lounge, beautifully decorated in modern tones and providing plenty of room for both living and dining furniture.

The contemporary kitchen has been finished to a high standard, offering ample storage and workspace for everyday living. There are two well-proportioned bedrooms, with the principal bedroom providing generous accommodation and the second bedroom ideal for guests, a hobby room or home office.

The stylish shower room has been recently refitted and features modern tiling and fittings, completing the high-quality finish found throughout the property.

Externally, the home benefits from easy-to-maintain gardens and seating areas, perfect for enjoying the outdoors without the upkeep of a traditional garden.

Having undergone extensive refurbishment and improvements, this wonderful park home is offered in excellent condition throughout and is ready for its next owner to simply move

in and enjoy.

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 46.9 m² (505 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

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30 High Street
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EPC Rating: Council Tax
 Exempt Band: A

Tenure:

view this property online connells.co.uk/Property/HLY405251

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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