



Guide Price
£425,000

Freehold

3x  1x  1x 

**Poynes Road, Horley,
Surrey, RH6**

OVER 60?

Secure this property
for up to **59% less!**

cubitt&west
Helping you move forwards



Main features

- Semi-detached family home set in sought-after road
- Generous through Lounge/Dining Area
- Pleasant rear garden and decking
- Driveway and garage
- Short walk to reputable schools, parks and countryside

Accommodation

GROUND FLOOR

Entrance Hallway

Lounge: 13'1 x 10'6 (3.99m x 3.20m)

Dining Area: 11'0 x 9'3 (3.36m x 2.82m)

Kitchen: 11'0 x 7'5 (3.36m x 2.26m)

Conservatory: 11'1 x 11'1 (3.38m x 3.38m)

FIRST FLOOR

Landing

Bedroom 1: 12'9 x 10'2 (3.89m x 3.10m)

Bedroom 2: 10'7 x 9'5 (3.23m x 2.87m)

Bedroom 3: 10'0 x 6'5 (3.05m x 1.96m)

Bathroom

OUTBUILDING

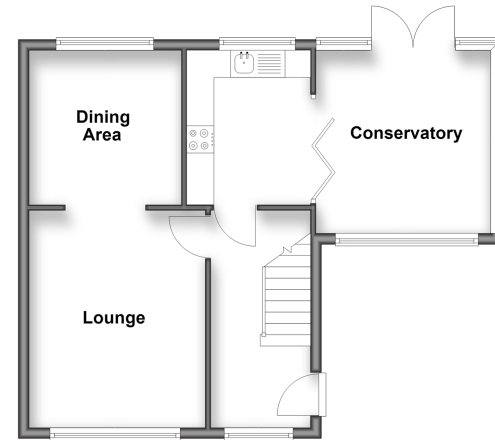
Garage

OUTSIDE

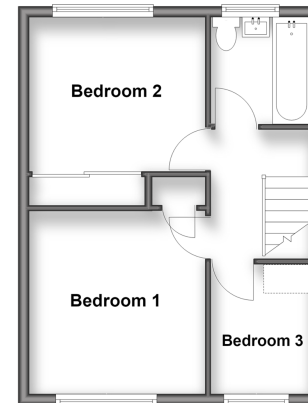
Driveway

Rear Garden

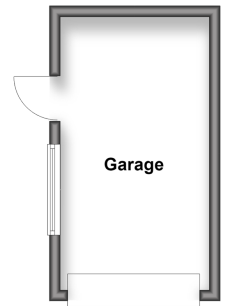
Ground Floor
Approx. 47.0 sq. metres (505.7 sq. feet)



First Floor
Approx. 35.9 sq. metres (386.1 sq. feet)



Outbuilding
Approx. 13.8 sq. metres (148.3 sq. feet)



Call Horley - 01293 785338 ■ cubittandwest.co.uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease