



**Connells**

Avondale Close  
Horley

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Horley RH6 8BN

for sale guide price  
**£350,000**



## Property Description

The ground floor features an entrance porch, generous living room, and a modern kitchen/diner with integrated appliances and patio doors opening to a private, low-maintenance rear garden - perfect for entertaining.

Upstairs are three well-proportioned bedrooms, a modern family bathroom, and access to loft space.

Additional benefits include a garage en-bloc, rear access, and communal parking.

## Entrance Hall

### Lounge

13' 4" x 13' 6" ( 4.06m x 4.11m )

### Kitchen

13' 11" x 10' 10" ( 4.24m x 3.30m )

### Bedroom One

13' 11" x 8' 8" ( 4.24m x 2.64m )

### Bedroom Two

8' 11" x 7' 11" ( 2.72m x 2.41m )

### Bedroom Three

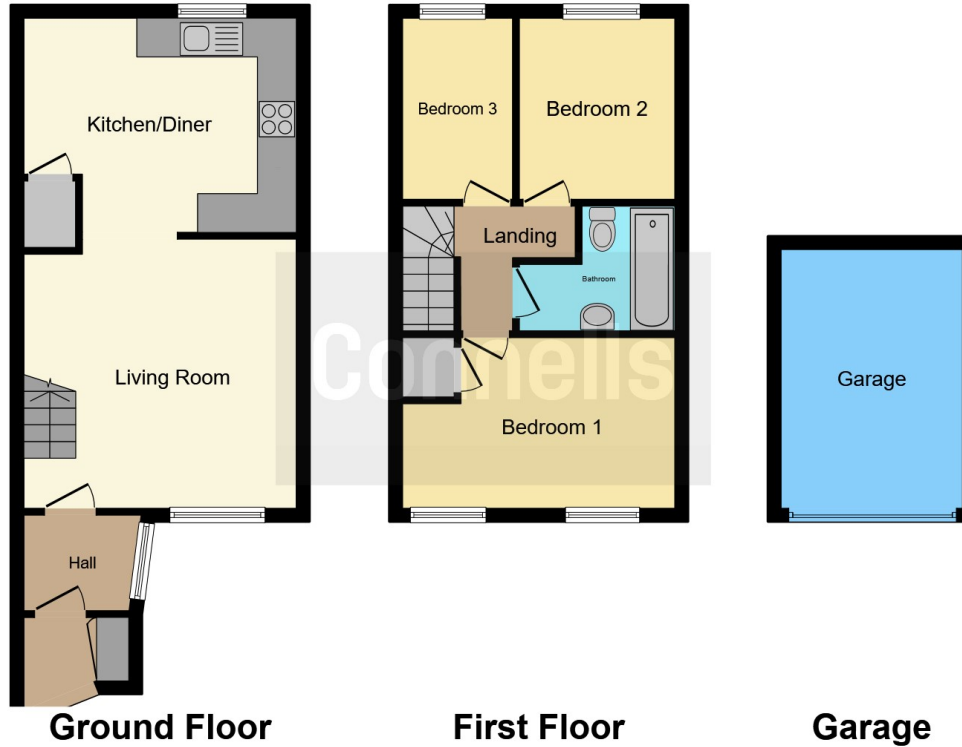
8' 11" x 5' 11" ( 2.72m x 1.80m )

### Bathroom









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.focalagent.com](http://www.focalagent.com)

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30 High Street  
 HORLEY RH6 7BB

EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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