



**Guide Price**  
**£450,000**

**Freehold**

3x  1x  1x 

**Clover Way, Smallfield,  
Horley, Surrey, RH6**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Landscaped garden with patio area
- Driveway and garage
- Scope to extend into loft subject to planning permission
- Plans & paperwork obtained for conversion of garage
- Close to transport links to town and Gatwick

## Accommodation

### GROUND FLOOR

Entrance Hallway

Dining Area: 11'6 x 8'0 (3.51m x 2.44m)

Lounge: 16'5 x 11'5 (5.01m x 3.48m)

Integral Garage: 17'1 x 8'1 (5.21m x 2.47m)

Kitchen: 9'5 x 7'6 (2.87m x 2.29m)

Cloakroom: 4'10 x 2'7 (1.47m x 0.79m)

### FIRST FLOOR

Landing

Bedroom 1: 11'6 x 10'5 (3.51m x 3.18m)

Ensuite: 7'2 x 3'11 (2.19m x 1.19m)

Bedroom 2: 10'5 x 9'2 (3.18m x 2.80m)

Bedroom 3: 10'11 x 9'2 (3.33m x 2.80m)

Bathroom: 6'9 x 6'6 (2.06m x 1.98m)

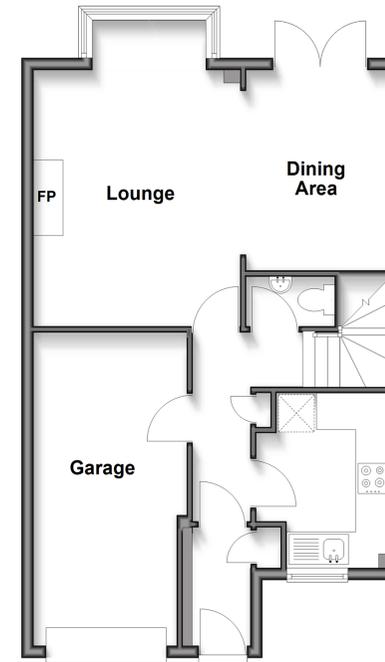
### OUTSIDE

Driveway

Rear Garden

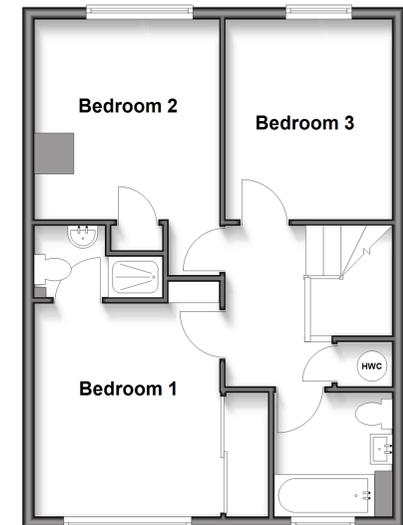
### Ground Floor

Approx. 55.7 sq. metres (599.5 sq. feet)



### First Floor

Approx. 49.5 sq. metres (532.7 sq. feet)



Call Horley - 01293 785338 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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