

Connells

Lechford Road
Horley

Lechford Road
Horley RH6 7NB

for sale
£475,000







Property Description

A fantastic opportunity to acquire this three-bedroom semi-detached family home, ideally situated in a quiet cul-de-sac within easy reach of Horley town centre, local schools and excellent transport links.

Offered to the market with no onward chain, the property provides well-proportioned accommodation throughout and presents an excellent opportunity for buyers looking to modernise and add value. The ground floor comprises a spacious lounge/diner with patio doors opening onto the rear garden, a separate kitchen and a convenient cloakroom. Upstairs, there are two double bedrooms, a further single bedroom and a family bathroom.

Externally, the property benefits from a generous rear garden, ideal for families and outdoor entertaining, together with driveway parking and a tandem garage providing ample parking and storage.

Requiring updating throughout, this home offers superb potential to create a personalised living space in a sought-after residential location close to the heart of Horley.

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



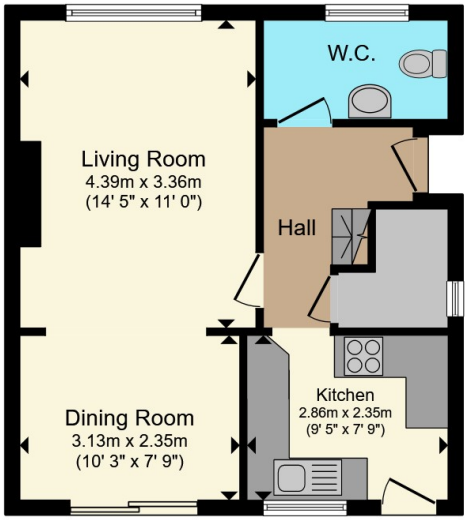




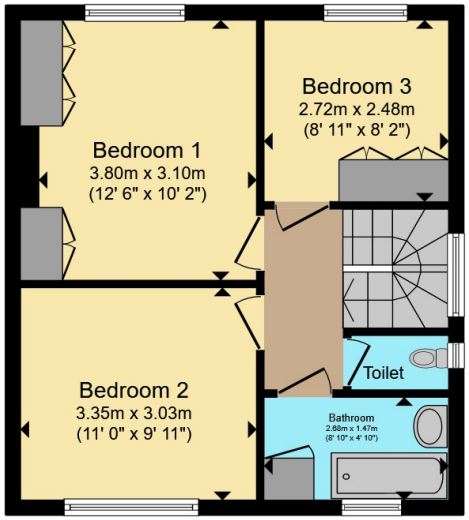

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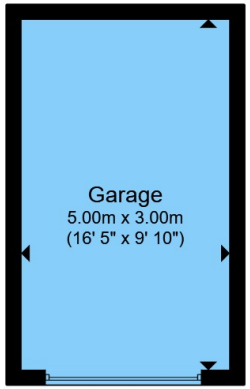




Ground Floor



First Floor



Garage

Total floor area 97.5 m² (1,050 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
HORLEY RH6 7BB

EPC Rating: Awaited

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HLY405308

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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.