



Connells

Emlyn Road
Horley

Emlyn Road
Horley RH6 8RX

for sale
£600,000



Property Description

On the ground floor, the property has fantastic living and bedroom space offering versatility to allow a new owner the opportunity for a layout suitable for them. The entrance hall leads to a downstairs bedroom, the living space to the right and with stairs leading to the first floor. The ground floor has two double bedrooms which each benefit from their own built in storage as well as a bathroom featuring a modern white suite including bath with shower, low level WC and wash hand basin.

The open plan living area and kitchen is the real heart of the home, offering lounge and dining areas and an updated fully-integrated kitchen, this area is perfect for socialising, dinner parties or keeping an eye on the children whilst preparing dinner.

On the first floor, you will find two generous sized double bedrooms which each benefit from built-in wardrobe space and each have their own en-suite shower room featuring a shower cubicle, low level WC and wash hand basin. From the first floor landing, there are steps leading to the loft space which has been boarded and could be converted to create a further bedroom subject to planning permissions.

Externally, there is a lawn front garden and driveway parking for multiple vehicles with access to the single garage. The rear garden has a patio area off of the rear of the house, with a lawn and decked area.

Agents Note

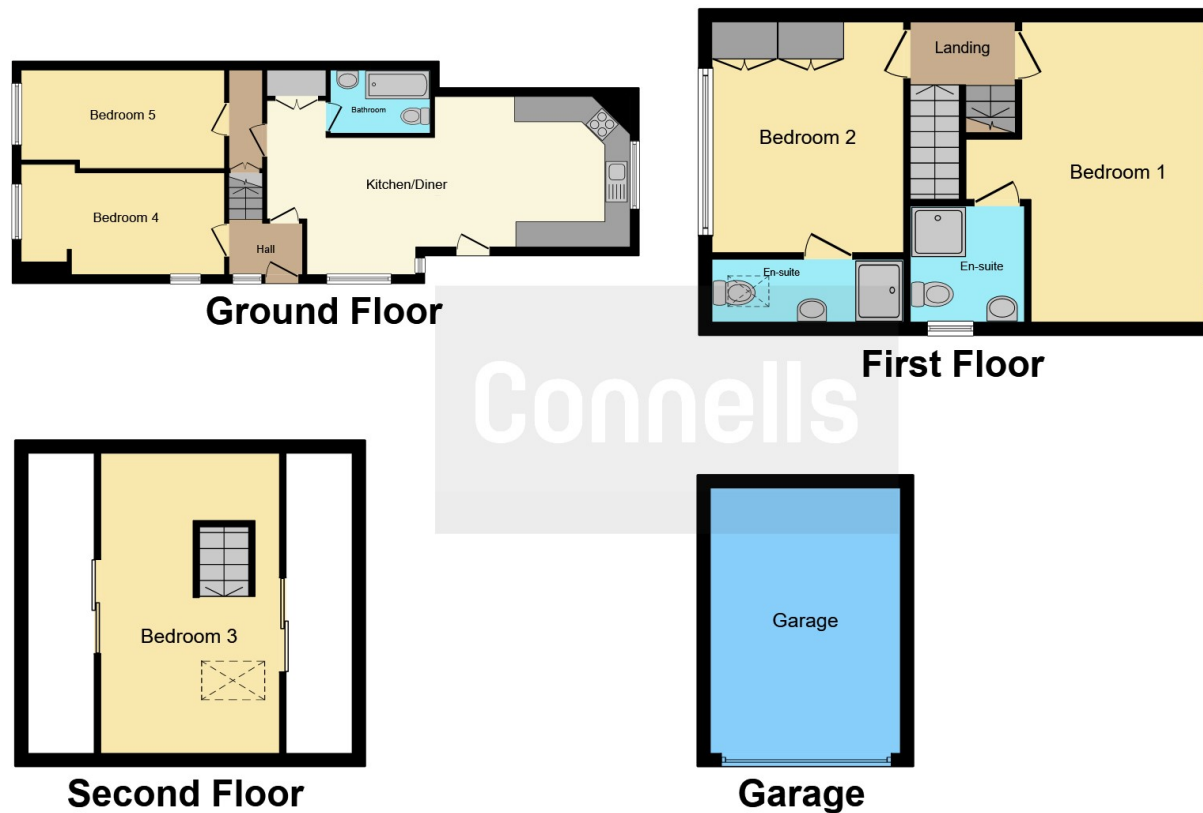
Please note that an AML fee is chargeable to

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









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

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HLY404763



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.

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