



**Connells**

Water View  
Horley

# Water View Horley RH6 9GW

for sale guide price  
**£600,000**



## Property Description

The home boasts excellent curb appeal, featuring an attractive frontage, private driveway, and integral garage. Inside, the ground floor offers a welcoming entrance hall, spacious living areas, a modern downstairs WC, and an additional study/home office - ideal for remote working or versatile family use.

Upstairs, there are four well-proportioned bedrooms, including a master bedroom with en-suite and a stylish family bathroom.

Outside, the generous rear garden provides a perfect setting for entertaining, relaxing, or extending - with scope to extend to the rear and side (subject to planning permission), offering superb potential to create your dream family home.

## Entrance Hall

### Study

8' 1" x 5' 5" ( 2.46m x 1.65m )

### Lounge

15' max x 10' 8" max ( 4.57m max x 3.25m max )

### Dining Room

12' 9" x 9' 9" ( 3.89m x 2.97m )

### Kitchen

10' 8" max x 9' 3" max ( 3.25m max x 2.82m max )

### Utility Room

7' 6" x 5' 7" ( 2.29m x 1.70m )

### Conservatory

12' 11" x 6' 8" ( 3.94m x 2.03m )

### Landing

### Bedroom One

11' 9" x 9' 11" ( 3.58m x 3.02m )

### Bedroom Two

10' 3" x 9' 4" ( 3.12m x 2.84m )

### Bedroom Three

8' 3" x 7' 5" ( 2.51m x 2.26m )

### Bedroom Four

10' 4" x 6' ( 3.15m x 1.83m )

### Bathroom









**Ground Floor**



**First Floor**

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: D Council Tax  
 Band: F

Tenure: Freehold

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