



## Russ Hill Cottages Russ Hill, Charlwood

Guide Price £400,000

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Charlwood, Horley

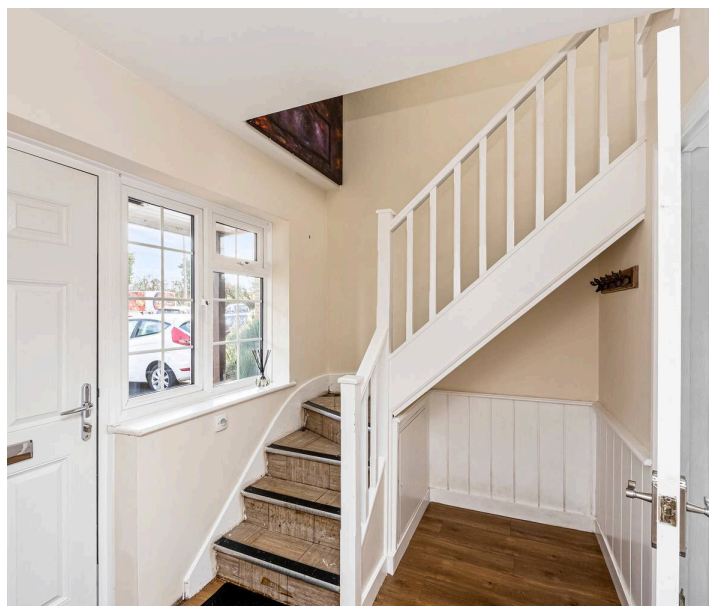
Nestled in the sought-after village of Charlwood, this well-presented two bedroom semi detached house offers an excellent opportunity for families and professionals alike.

The property features a spacious and inviting living area that seamlessly connects to a generous kitchen and dining room, ideal for both every-day living and entertaining guests. The kitchen has ample storage and workspace, while the adjoining utility room provides additional convenience. Also to the ground floor is a generous bathroom.

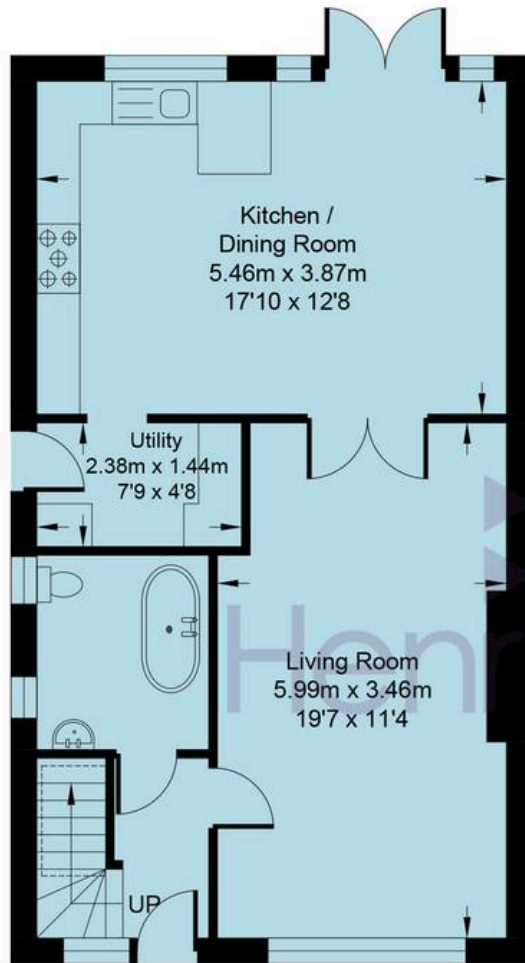
Upstairs, the property comprises two well-proportioned bedrooms, each offering comfortable accommodation and plenty of natural light. The family shower/ bathroom is modern and stylish, complementing the overall contemporary feel of the home. The layout has been carefully considered to maximise space and functionality, ensuring a comfortable and practical living environment.

To the front of the property, there is private driveway parking, providing convenient off-road parking.

The rear garden is a true highlight, offering a tranquil space for summer evenings. The garden is mainly laid to lawn with a patio area and mature borders that add a touch of greenery and privacy. The property is ideally situated within walking distance of local amenities, schools, and picturesque countryside walks, making it an excellent choice for those seeking a peaceful village lifestyle with easy access to transport links and nearby towns.







GROUND FLOOR



FIRST FLOOR



### Russ Hill, Russ Hill Cottages

Approximate Area House 2 = 985 sq ft / 91.5 sq m

Total = 985 sq ft / 91.5 sq m

For identification only - not to scale



This attractive semi detached house in Charlwood combines comfortable living spaces with practical outside areas, making it a wonderful place to call home.

Charlwood is a picturesque village and civil parish in the Mole Valley district of Surrey, England, located just north-west of London Gatwick Airport, west of Horley and north of Crawley. It sits near the Surrey–West Sussex border in South East England and is part of the RH6 postcode area.

Good commuter links via Gatwick and nearby rail services. Horley Station – the closest mainline rail station

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







## Henry Adams – Horsham

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