



Connells

Laburnum Court
Smallfield Horley

Laburnum Court Smallfield Horley RH6 9QB

for sale
£259,000



Property Description

Through the front door of the property, you step in to the open plan living space and will immediately appreciate the luxury finish and unique features of this wonderful park home, from the vaulted ceilings with Velux windows to the fully fitted kitchen with a central island and granite worktops. This property needs to be seen to be believed!

From the lounge, there are French doors leading out to a balcony overlooking fields, offering complete privacy and peace. The kitchen features a range of high-specification built in appliances including fridge/freezer, washing machine and dishwasher as well as plenty of high and low level storage space, granite worktops and a central island with breakfast bar.

From the living area, a hallway leads through to the bedrooms and main bathroom with access to the large loft space with a fitted ladder. Both bedrooms are generously sized with fitted wardrobe space and master bedroom also benefits from an en-suite shower room featuring a wonderful modern suite including shower cubicle, WC, wash hand basin and heated towel rail. The second bedroom has patio doors leading out to the balcony and both bedrooms come with blackout curtains and blinds. The family bathroom is another real gem of the property featuring a stunning rolltop bath, WC and wash hand basin.

Externally, the balcony runs the full length of the property with plenty of storage space underneath and a shed with power.

Open Plan Lounge/Kitchen

22' max x 14' 3" max (6.71m max x 4.34m max)

Integrated fridge/freezer, washing machine/tumble dryer combi, Rangemaster oven with extractor hood over, sink with drainer, granite worktops plus granite splashback, central island with storage and breakfast bar, recently serviced combination boiler, double glazed windows on all 3 sides, radiator

Bedroom 1

14' 8" x 10' 5" (4.47m x 3.17m)

double glazed window to side, radiator, built in wardrobes, blackout blinds and curtains

En-Suite Shower

Shower cubicle, low level WC, wash hand basin, double glazed window to side

Bedroom 2

10' 4" x 10' 3" (3.15m x 3.12m)

radiator, patio doors to balcony, blackout blinds and curtains

Bathroom

Rolltop bath, low level WC, wash hand basin, heated towel rail

Agents Note

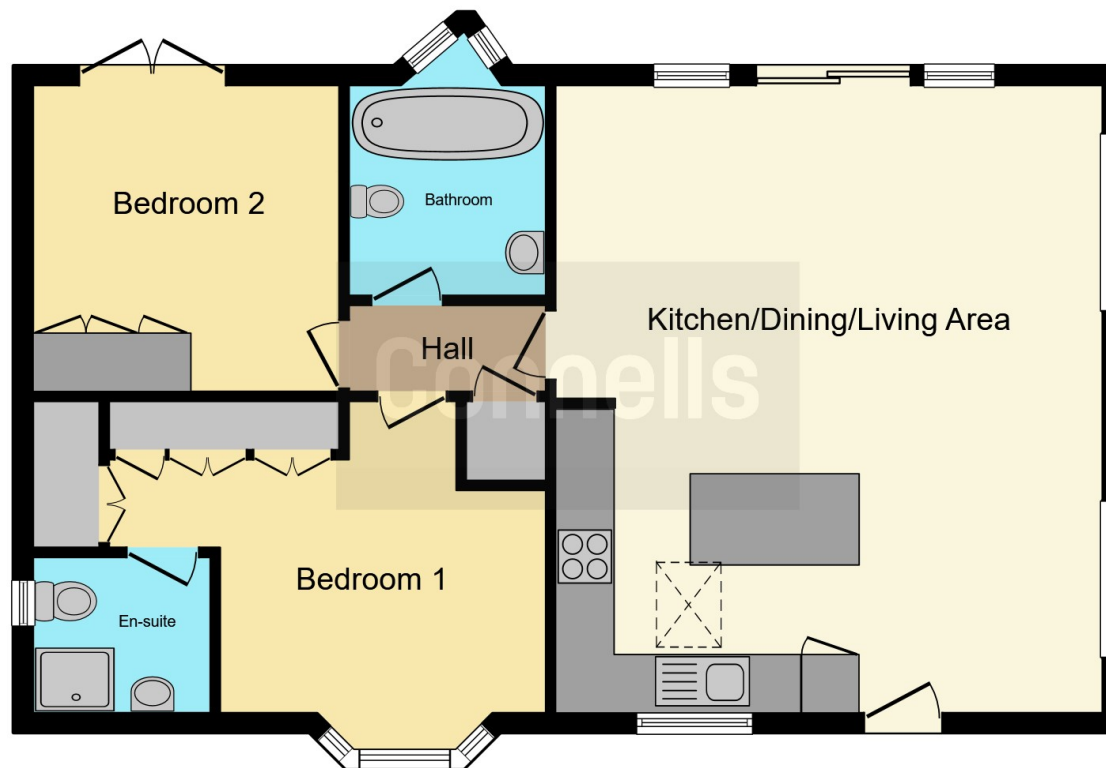
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover

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: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/HLY404679

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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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