



**Guide Price**  
**£375,000**

**Freehold**

2x  1x  2x 

**Hardy Close, Horley,  
Surrey, RH6**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Recently renovated to high standard
- x 2 car driveway
- Open plan kitchen/lounge/diner
- Conservatory & garden access to fields
- Walking distance to great schools, transport links and leisure centre

## Accommodation

### GROUND FLOOR

Entrance Hallway

Open Plan Lounge/Kitchen: 20'1 x 13'10 (6.13m x 4.22m)

Conservatory: 11'6 x 9'9 (3.51m x 2.97m)

### FIRST FLOOR

Landing

Bedroom 1: 11'10 x 10'11 (3.61m x 3.33m)

Bedroom 2: 9'11 x 6'11 (3.02m x 2.11m)

Shower Room

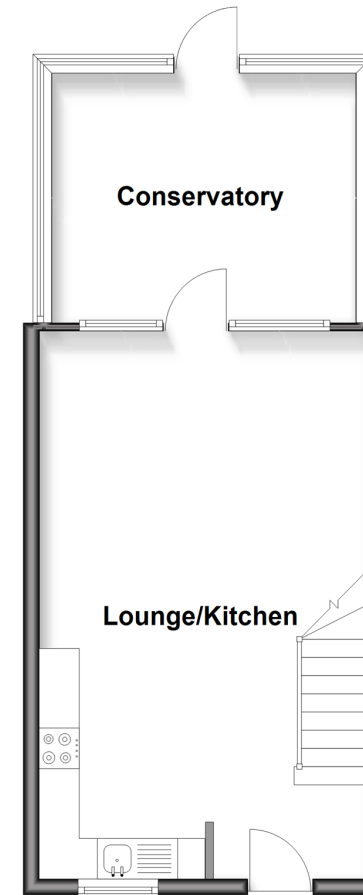
### OUTSIDE

Driveway for 2 cars

Rear Garden

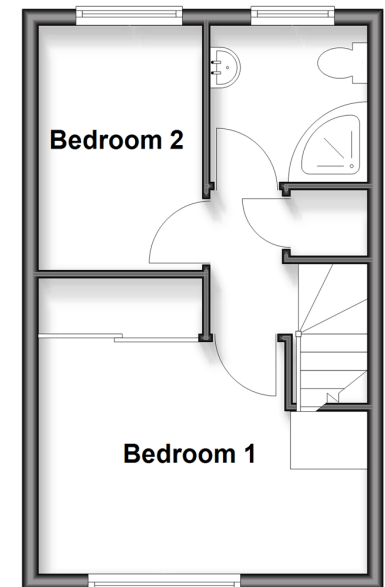
### Ground Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



### First Floor

Approx. 27.7 sq. metres (298.3 sq. feet)



**Call Horley - 01293 785338 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



20810467/20260414/EM20/SI