



Connells

Tanyard Way
HORLEY



Property Description

The accommodation comprises a spacious living room which flows through to a dining area, creating an ideal space for both everyday living and entertaining. The modern kitchen is located to the rear of the property and benefits from French doors opening onto the rear garden, allowing plenty of natural light and a seamless connection to the outdoor space.

Upstairs, there are two generous double bedrooms, a further single bedroom and a family bathroom.

Externally, the property enjoys low-maintenance front and rear gardens, making it ideal for those looking for easy upkeep. To the rear, there is a garage and allocated parking space, providing valuable off-road parking and storage.

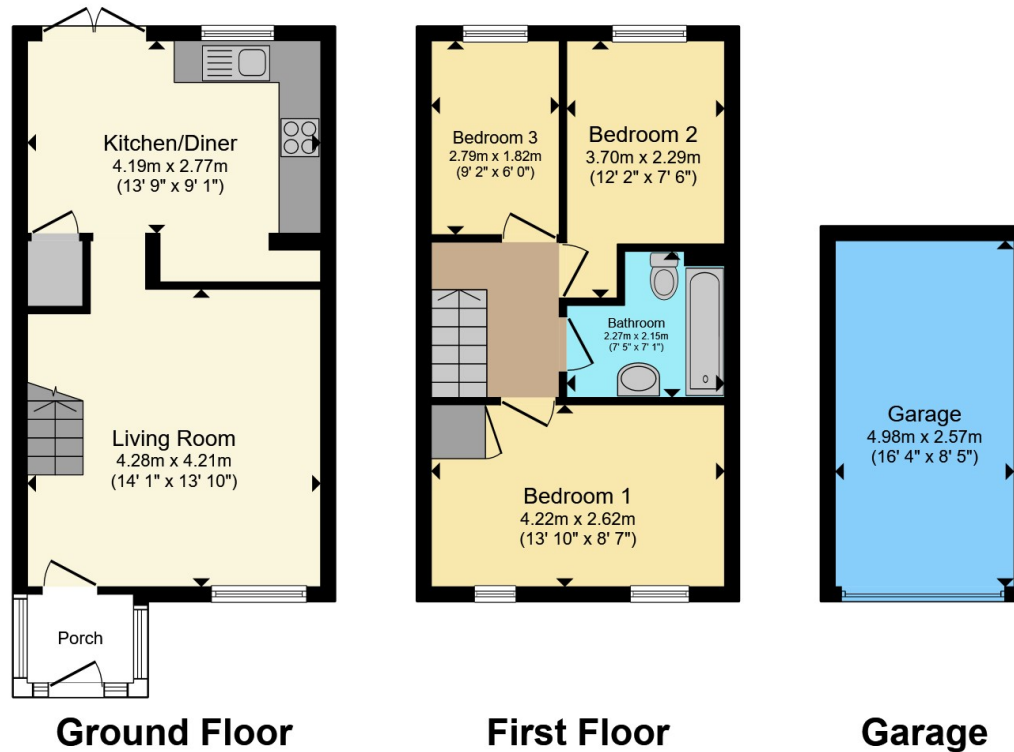
Conveniently located within Langshott, the property is well positioned for local schools, shops, amenities and transport links, making it an ideal purchase for first-time buyers, families and investors alike.

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







Total floor area 78.9 m² (849 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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30 High Street
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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HLY405096



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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