



Connells

The Woodlands
Smallfield Horley

The Woodlands Smallfield Horley RH6 9NP

for sale offers over
£425,000



Property Description

Situated in a peaceful cul-de-sac within the desirable Woodlands development in Smallfield, this stunning three-bedroom end of terrace home has been finished to an exceptional standard throughout and offers the perfect blend of modern living and outdoor entertaining.

The property welcomes you with a bright and well-presented interior, featuring a contemporary fitted kitchen with quality finishes and a beautifully updated family bathroom. Every room has been thoughtfully maintained and upgraded, creating a stylish and move-in-ready home.

To the rear, the garden is a true standout feature. Designed with entertaining in mind, it offers a wonderful outdoor seating area centred around a charming fireplace, providing the perfect setting for relaxing with family and friends throughout the year. An impressive outdoor bar further enhances the space, while a fully powered timber garden cabin benefits from electricity, making it ideal as a home office, gym, hobby room or additional entertaining space.

Conveniently located close to local shops, schools and transport links, the property combines a peaceful setting with excellent accessibility. Further benefits include generous allocated parking and the advantages of an end of terrace position.

This is a fantastic opportunity to acquire a beautifully finished family home in one of Smallfield's most popular residential locations.

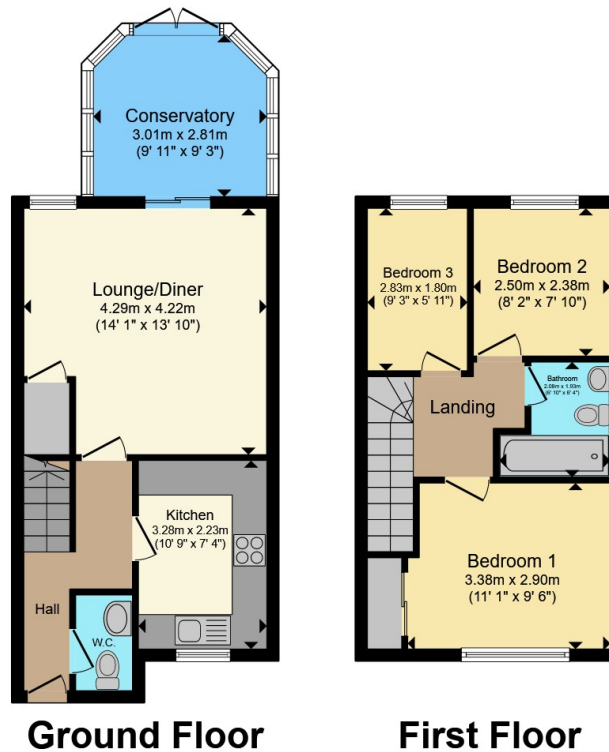
Agents Note

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 74.7 m² (805 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

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To view this property please contact Connells on

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30 High Street
HORLEY RH6 7BB

EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HLY405218



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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