



**Connells**

Hoadley Road  
Horley



## Property Description

The property is approached via a welcoming entrance hall, which leads through to a stylish kitchen/diner fitted with modern units and ample space for dining.

To the rear of the home is a bright and spacious lounge with a door opening onto the private rear garden, providing an ideal space for relaxing or entertaining. A convenient downstairs WC completes the ground floor accommodation.

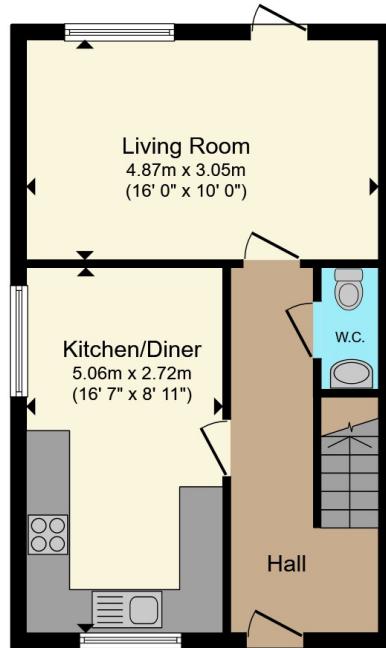
Upstairs, the first floor features two generous double bedrooms, both well-proportioned and flooded with natural light, along with a modern family bathroom.

Externally, the property benefits from a private rear garden with gated access, perfect for outdoor enjoyment, along with an allocated parking space.

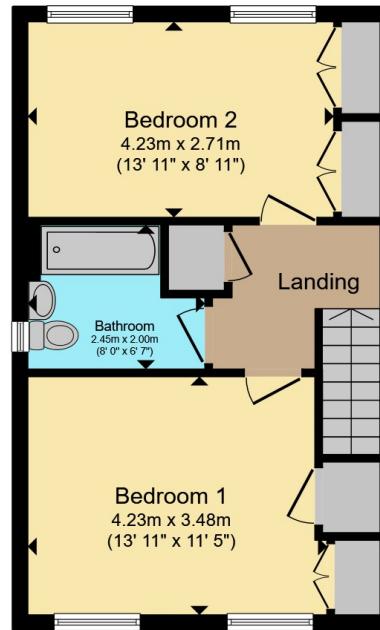








**Ground Floor**



**First Floor**

Total floor area 80.0 m<sup>2</sup> (861 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01293 785 346**  
**E [horley@connells.co.uk](mailto:horley@connells.co.uk)**

30 High Street  
HORLEY RH6 7BB

EPC Rating: B  
Council Tax  
Band: D

Service Charge: Ask  
Agent  
Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HLY405000](http://connells.co.uk/Property/HLY405000)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Mar 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HLY405000 - 0003