



Guide Price
£550,000

Freehold

3x  2x  3x 

**Balcombe Gardens,
Horley, Surrey, RH6**

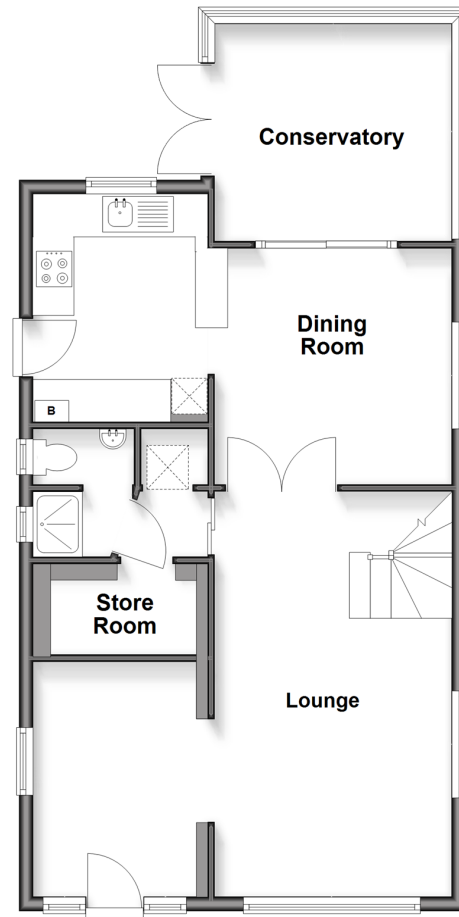
OVER 60?

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

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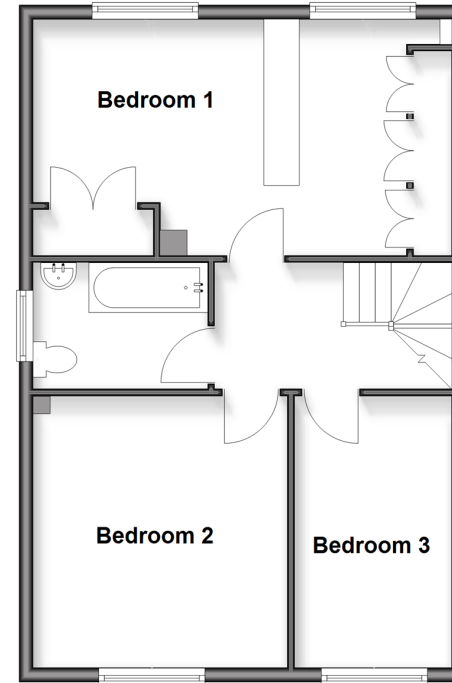
Ground Floor

Approx. 45.9 sq. metres (493.9 sq. feet)



First Floor

Approx. 53.5 sq. metres (576.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway: 12'0 x 7'6 (3.66m x 2.29m)

Dining Room: 11'0 x 11'0 (3.36m x 3.36m)

Lounge: 18'8 x 11'1 (5.69m x 3.38m)

Kitchen: 10'5 x 8'8 (3.18m x 2.64m)

Conservatory: 11'0 x 9'7 (3.36m x 2.92m)

Store Room: 6'8 x 4'2 (2.03m x 1.27m)

Shower Room

FIRST FLOOR

Landing

Bedroom 1: 19'4 x 11'0 (5.90m x 3.36m)

Bedroom 2: 12'3 x 11'9 (3.74m x 3.58m)

Bedroom 3: 12'8 x 7'5 (3.86m x 2.26m)

Bathroom: 8'6 x 5'9 (2.59m x 1.75m)

OUTSIDE

Driveway

Front and Large Rear Garden



Main features

- No onward chain
- Perfect opportunity to extend or enhance throughout
- Private Driveway
- Sought after location
- Walking distance to town centre, amenities & train station



Nearest Schools

Primary Schools: Yattendon School 0.6 miles, Manorfield Primary and Nursery School 0.8 miles, Meath Green Junior School 1.4 miles

Secondary Schools: Oakwood School 0.3 miles, Hazelwick



Transport Information

Train Stations: Horley 0.3 miles, Gatwick Airport 0.9 miles, Salfords 2.3 miles



Address

Balcombe Gardens, Horley, Surrey, RH6



Directions

For directions to this property please contact us.



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■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

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



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