



Connells

Laburnum Court
Smallfield Horley

Laburnum Court Smallfield Horley RH6 9QB

for sale
£155,000



Property Description

Situated in the well-regarded Laburnum Court development in Smallfield, this attractive one-bedroom park home offers stylish, well-maintained accommodation throughout and benefits from a number of significant improvements and warranties, providing peace of mind for prospective purchasers.

Upon entering the property, a welcoming hallway provides access to all principal rooms. The generous double bedroom enjoys fitted wardrobes and pleasant natural light, whilst the contemporary shower room has been finished to a modern standard with a large walk-in shower and vanity storage.

The heart of the home is the bright open-plan living area, featuring a spacious lounge with patio doors opening directly onto the private garden, creating an excellent indoor-outdoor flow. The adjoining kitchen is fitted with a range of wall and base units, ample worktop space, and integrated cooking appliances.

The property has been exceptionally well maintained and benefits from a Chassis

Survey carried out in 2018, with all recommended works subsequently completed. In addition, electrical works were undertaken in 2018 and are accompanied by a 10-year guarantee. A replacement roof was also installed, benefiting from a 40-year manufacturer's guarantee, while external insulation was fitted in 2019 and remains guaranteed until 2044.

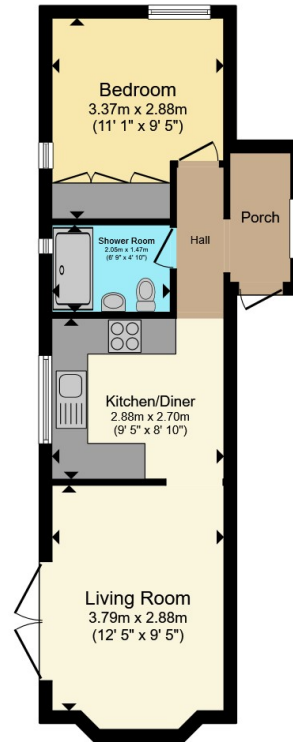
Externally, the property benefits from wrap-around low-maintenance gardens with attractive seating areas, ideal for relaxing or entertaining.

Agent 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 36.5 m² (393 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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EPC Rating: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/HLY405204

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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