



Reigate Road  
Horley, RH6 0BF

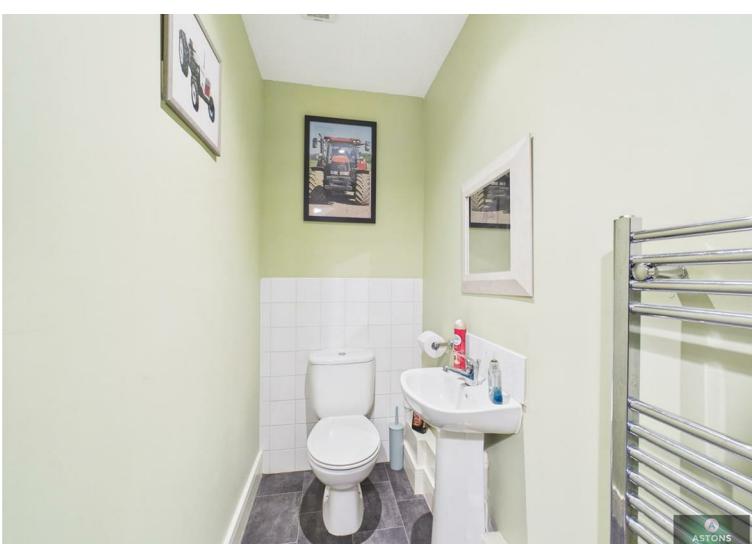
Guide Price £400,000

\*\*\* Guide price £400,000-£425,000 \*\*\*

Located in Hookwood, Horley, this delightful semi-detached house on Reigate Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

This modern property benefits from a spacious living/dining room with a door to the garden, a fitted kitchen, a downstairs cloakroom, two double bedrooms and a bathroom with a white suite. Outside the property has front and rear gardens with a decked seating terrace to the rear and side access. There is an allocated parking space directly to the rear of the property.

Whether you are looking to make your first step onto the property ladder or seeking a comfortable rental, this home on Reigate Road is certainly worth considering. Embrace the chance to enjoy a convenient lifestyle in Hookwood, where comfort meets accessibility. The property is being offered with no onward chain.



## Hallway

Part double glazed obscured front door, radiator, thermostat, stairs to the first floor, doors to:



## Bathroom

White suite comprising a panel enclosed bath with a mixer tap and mixer shower unit over, pedestal hand basin with a mixer tap, wc, part tiled walls, heated towel rail, extractor fan.



## Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

## Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

**Referral Fees** - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

## Downstairs Cloakroom

White suite comprising a wc and hand basin with a mixer tap and tiled splashbacks, part tiled walls, heated towel rail, extractor fan.

## Kitchen

Range of base and eye level units with work surfaces over and tiled splashbacks, inset one and a half bowl stainless steel sink with a mixer tap and drainer, space for an oven, fridge/freezer, washing machine and dishwasher, unit housing the gas fired boiler, double glazed window to the front, extractor fan, under unit lighting.

## Lounge/Dining Room

Double glazed window and door to the garden, radiator.

## Landing

Double glazed window to the side, radiator, access to the loft space, doors to:

## Bedroom One

Double glazed window to the rear, radiator.

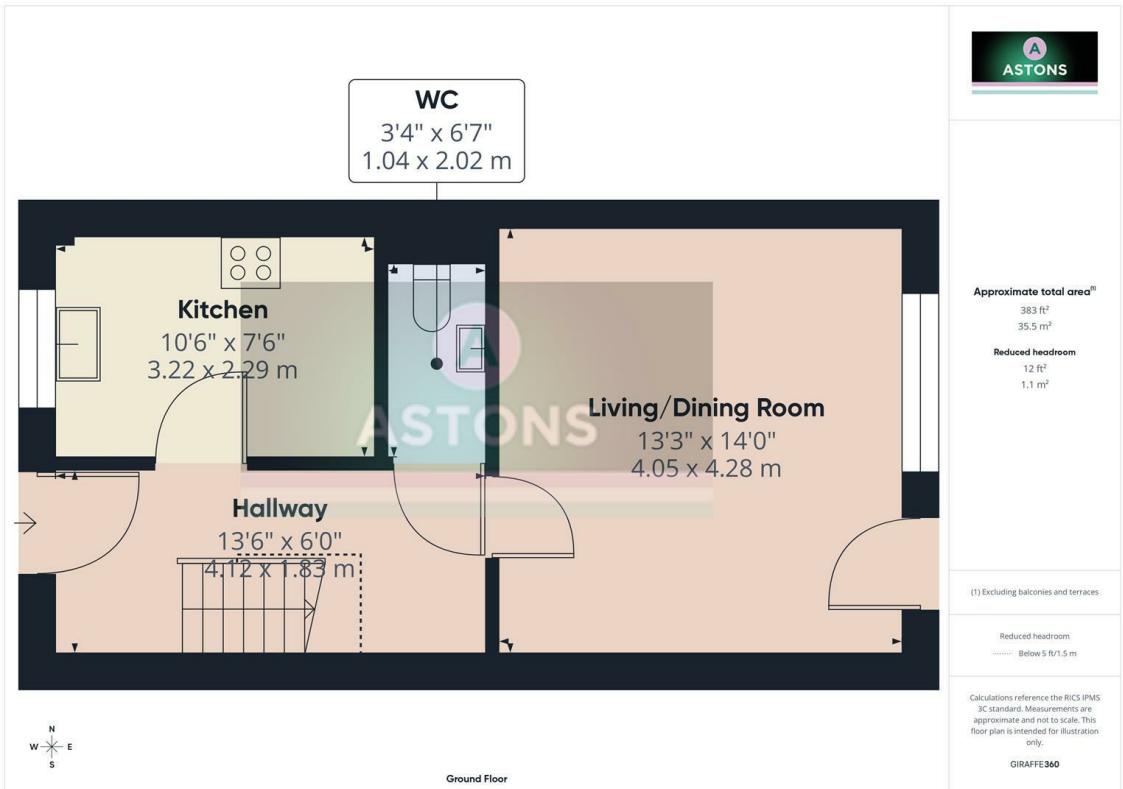
## Bedroom Two

Two double glazed windows to the front, radiator.



Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from  
mortgage lenders which vary by lender. Customers will  
receive confirmation of these fees upon instruction and again  
as soon as the exact amounts are known.



Energy Efficiency Rating

Rating	Score Range	Color	Notes
A	(92+)	Dark Green	Very energy efficient – lower running costs
B	(81-91)	Medium Green	
C	(69-80)	Yellow	
D	(55-68)	Orange	
E	(39-54)	Red	
F	(21-38)	Dark Red	
G	(1-20)	Grey	Not energy efficient – higher running costs

Current: 76 Potential: 81

Environmental Impact (CO2) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC

Astons, 32 High Street, Crawley RH10 1BW. Email: astons1@btconnect.com

Tel: 01293 611999 Fax: 01293 611454

[www.astons.org](http://www.astons.org)