



Guide Price
£400,000

Freehold

3x  1x  2x 

**Charlesfield Road,
Horley, Surrey, RH6**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- Character property with large garden
- Two bathrooms with one downstairs and large loft
- Parking and garage
- Walking distance to park, shops and schools
- Transport links to the airport and London

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge: 14'8 x 11'0 (4.47m x 3.36m)
 Dining Room: 11'8 x 9'11 (3.56m x 3.02m)
 Kitchen: 9'10 x 7'9 (3.00m x 2.36m)
 Separate Toilet: 5'7 x 2'11 (1.70m x 0.89m)
 Bathroom: 5'6 x 4'1 (1.68m x 1.25m)
 Utility / Conservatory: 18'6 x 5'7 (5.64m x 1.70m)

FIRST FLOOR

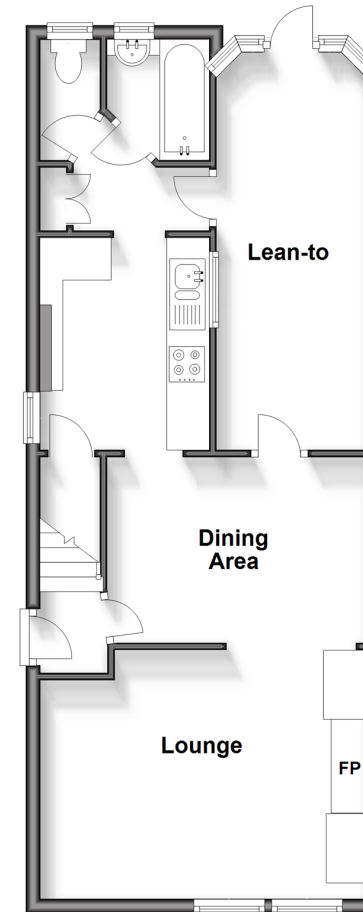
Landing
 Bedroom 1: 13'8 x 10'11 (4.17m x 3.33m)
 Bedroom 2: 9'11 x 8'9 (3.02m x 2.67m)
 Bedroom 3: 9'10 x 7'4 (3.00m x 2.24m)
 Cloak Room: 3'4 x 2'8 (1.02m x 0.81m)
 Loft: 15'1 x 11'8 (4.60m x 3.56m)

OUTSIDE

Garage: 20'0 x 9'9 (6.10m x 2.97m)
 Rear Garden
 Shared Driveway

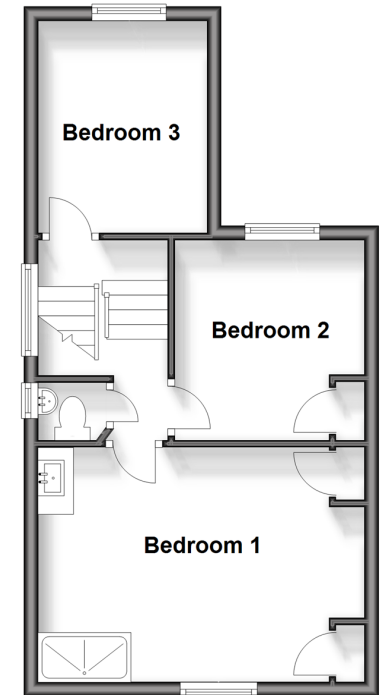
Ground Floor

Approx. 55.2 sq. metres (594.4 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.1 sq. feet)



Call Horley - 01293 785338 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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