



Guide Price
£400,000

Freehold

3x 1x 2x

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

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

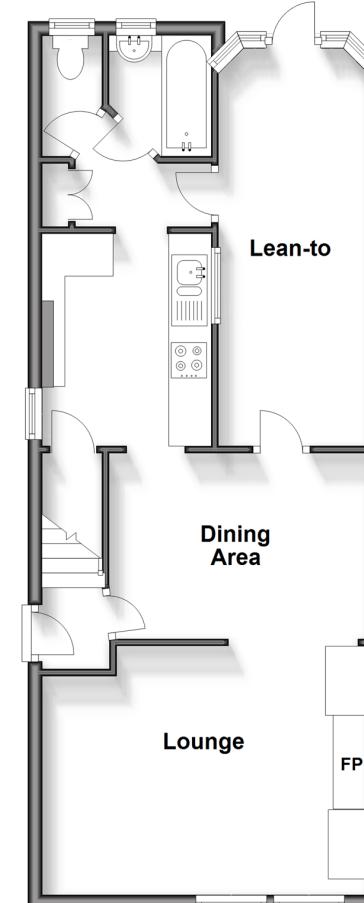
Garage: 20'0 x 9'9 (6.10m x 2.97m)

Rear Garden

Shared Driveway

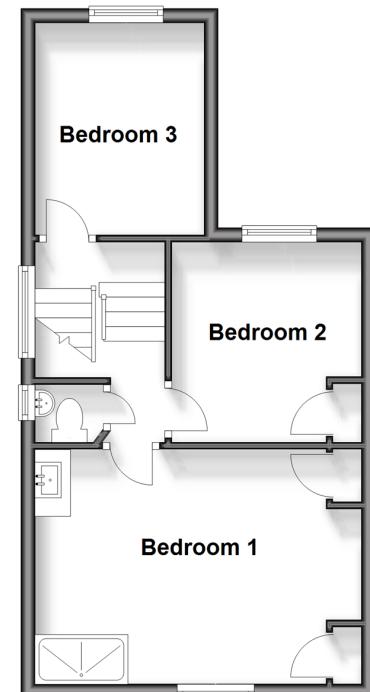
Ground Floor

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.



CURRENT:
E(41)

POTENTIAL:
D(67)



20811042/20251025/SI/BG