



2 Hayfields, Horley, Surrey, RH6 9UJ

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JAMES DEANE
ESTATE AGENTS

This attractive two-bedroom house is situated in a quiet cul-de-sac on the popular Langshott development. The property is ideally suited for first time buyers who would be stamp duty exempt but also attractive to potential investors and commuters due to its proximity to the local mainline train station and international airport.

The accommodation includes an entrance hall and an upgraded kitchen equipped with plenty of eye level and base units, and integrated gas hob and oven and standalone appliances. The ground floor is completed by a stylish lounge/diner with laminate flooring, a large understairs storage cupboard and direct access to the patio and rear garden. Upstairs consists of two double bedrooms, a refurbished bathroom



and loft storage. The second bedroom includes fitted wardrobes whilst the bathroom features floor to ceiling tiles, chrome towel radiator, under sink storage and an illuminated mirror.

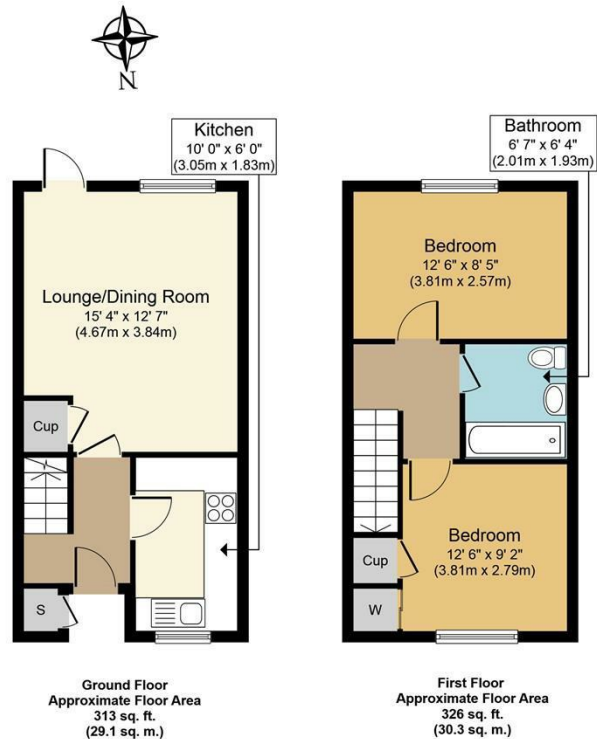
Externally, the property boasts a garage with vaulted roof and parking. To the front is a small garden, storm porch and external storage, whilst the rear garden is mainly laid to lawn with a patio area and a summer house with power. The property overlooks a lovely green space with direct access from the rear boundary fence. In addition, the double glazing has been upgraded by the current owner.

Location is always key, and it is no exception here as the residents of this cul-de-sac share a great neighbourly spirit. The property has access to a local play area as well as being nearby several schools and the thriving town of Horley, which offers residents a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and Horley mainline railway is within walking distance and provides fast services to London and the south coast.

Asking Price £365,000



Floor plan



Hayfields, RH6

Approx. Gross Internal Floor Area 639 sq. ft. (59.4 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Key information

Internal Area: 639.00 sq ft

Tenure: Freehold

Viewing: Strictly By Appointment

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Do you need a mortgage?

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