



7 Cloverfields, Horley, RH6 9EY

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J A M E S D E A N
E S T A T E A G E N T S

Located in a quiet cul de sac in Langshott, is this modern semi detached family home. Offering the opportunity for the new owners to put their own stamp on their next home and the property comes with NO FORWARD CHAIN.

The entrance hall has the bonus of a cloakroom, which then leads through to a well appointed lounge. A dining room is set to the rear, with patio doors opening into the double glazed conservatory that has a tiled floor and double doors opening out to the garden. The kitchen has a range of matching wall and base units, with space for



a number of appliances and a door leading through to the conservatory.

On the first floor there are three bedrooms, with the main bedroom having built in wardrobes. The family bathroom has a white suite with part tiled walls and window to the rear.

Outside there is a pretty rear garden, with lawn, flower beds and paved seating area. Access to the garage can be gained from the garden. Set to the front is off road parking for two vehicles and an attached garage.

The property is situated within walking distance of public transport as well as Langshott Woods. There are a number of popular schools catering for all ages in the locality and Horley town centre is on your door step with its shops, restaurants and train station servicing the city and the coast.

There is an annual management fee of £225.20.

Offers In The Region Of £450,000



Floor plan



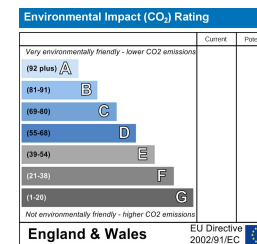
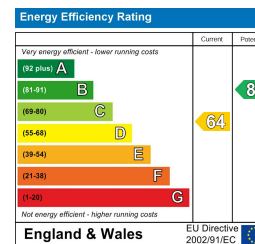
Ground Floor
 Approximate Floor Area
 440 sq. ft.
 (40.9 sq. m.)

First Floor
 Approximate Floor Area
 399 sq. ft.
 (37.1 sq. m.)

Cloverfields, RH6
 Approx. Gross Internal Floor Area 839 sq. ft. (78.0 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. 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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TENURE: Freehold
 Council Tax Band: D

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