



6 Hardy Close, Horley, Surrey, RH6 8SL

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This attractive link detached property is immaculately presented and conveniently situated in a quiet cul-de-sac. The property benefits from triple glazing, a combi-boiler, which is ideally located in the garage, new consumer unit, hardwired smoke detectors, new soffits, facias and gutters and modern open plan living following the installation of a deluxe new kitchen in 2019.

The accommodation includes an entrance porch with pitched roof that also accommodates a cloakroom. The open plan living area features elegant ceramic flooring throughout, separate living and dining areas and an impressive kitchen that combines contemporary design with stylish fixtures and fittings. The kitchen design incorporates an array of grey gloss units, a teal splashback panel, composite worktops, under unit and low-level lighting, chrome sockets and integrated



appliances including induction hob, dishwasher, fridge/freezer and washing machine. Downstairs is completed by a conservatory with tiled flooring and French Doors that lead out the patio and garden.

Upstairs includes two double bedrooms, a single bedroom currently being used as a home office, family bathroom and loft storage. All the bedrooms have been attractively decorated and both double bedrooms include integrated storage. The family bathroom includes white sanitary ware, decorative tiling, and mirrored wall cabinets, whilst the loft comes equipped with loft ladder and is partially boarded.

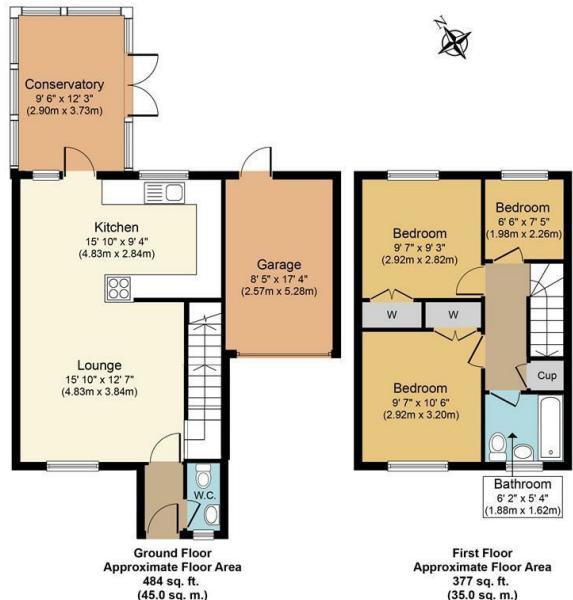
Externally, the property is approached by a paved footpath with front garden, driveway and single garage. The private rear garden is mainly laid to lawn with an Indian sandstone patio and offers direct access to the garage.

Location is always key and is no exception here. The property is a short distance from the thriving town of Horley, which offer residents a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and Horley mainline railway provides fast services to London and the south coast.

**Offers In Excess Of £425,000**



# Floor plan



Hardy Close RH6



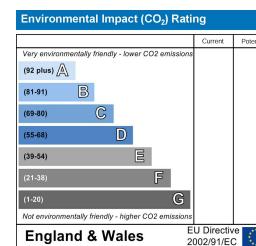
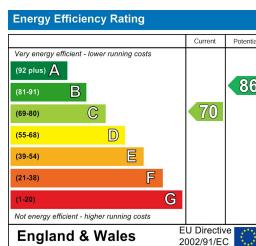
Approx. Gross Internal Floor Area 861 sq. ft. (80.0 sq. m.)

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