



**Price**  
**£425,000**

**Freehold**

2x  1x  1x 

**Sangers Drive, Horley,  
Surrey, RH6**

**OVER 60?**

You could get up to  
**59% off** the price!\*



**Video Tour available**

**cubitt&west**  
Helping you move forwards





## Main features

- Popular residential location
- Delightful, large rear garden
- Off road parking for 2 cars
- Potential for double storey extension (stpp) & scope of modernisation throughout
- 2 double bedrooms

## Accommodation

### GROUND FLOOR

#### Entrance Hall

**Lounge/Dining Room:** 19'0 x 16'9  
(5.80m x 5.11m)

**Kitchen:** 10'9 x 7'3 (3.28m x 2.21m)

### FIRST FLOOR

#### Landing

**Bedroom 1:** 14'2 x 9'2 (4.32m x 2.80m)

**Bedroom 2:** 10'6 x 10'0 (3.20m x 3.05m)

#### Bathroom

### OUTSIDE

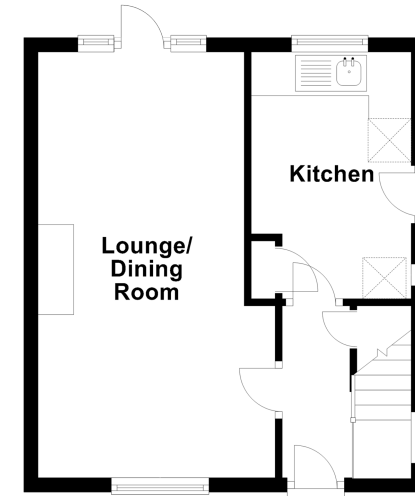
#### Front Garden

#### Off Road Parking

#### Rear Garden

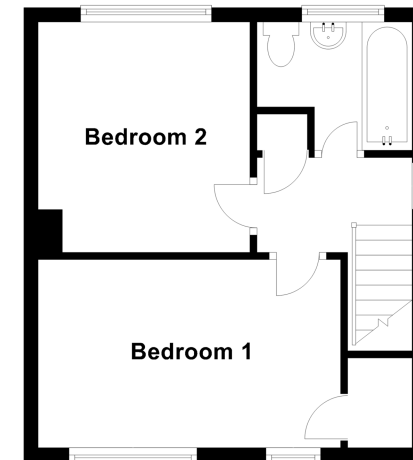
### Ground Floor

Approx. 30.9 sq. metres (332.8 sq. feet)



### First Floor

Approx. 31.2 sq. metres (336.1 sq. feet)



**Call Horley - 01293 785338 ■ [cubittandwest.co.uk](http://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
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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