



**Price**  
**£350,000**

**Freehold**

4x  2x  1x 

**Cranbourne Close,  
Horley, Surrey, RH6**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Convenient location
- Ground floor garage conversion
- Communal garden
- Off road parking for one vehicle plus communal parking
- Conveniently located approximately one mile from Horley town centre and train station

## Accommodation

### GROUND FLOOR

Hallway

Bedroom 1: 13'1 x 8'0 (3.99m x 2.44m)

En suite: 6'1 x 5'0 (1.86m x 1.53m)

### FIRST FLOOR

Landing

Lounge: 22'1 x 12'1 (6.74m x 3.69m)

Kitchen: 12'1 x 9'1 (3.69m x 2.77m)

### SECOND FLOOR

Landing

Bedroom 2: 12'1 x 9'1 (3.69m x 2.77m)

Bedroom 3: 11'1 x 6'0 (3.38m x 1.83m)

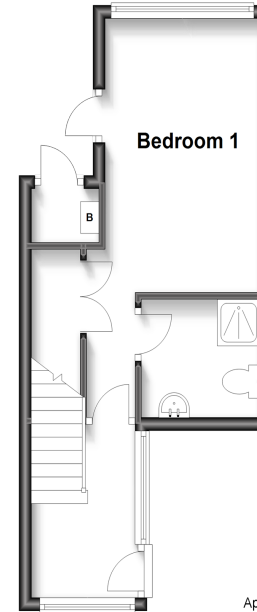
Bedroom 4: 11'1 x 6'0 (3.38m x 1.83m)

Bathroom: 7'1 x 6'0 (2.16m x 1.83m)

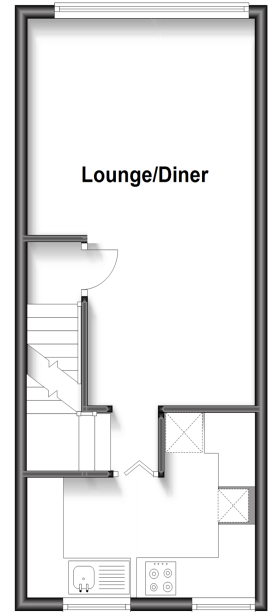
### OUTSIDE

Communal Garden

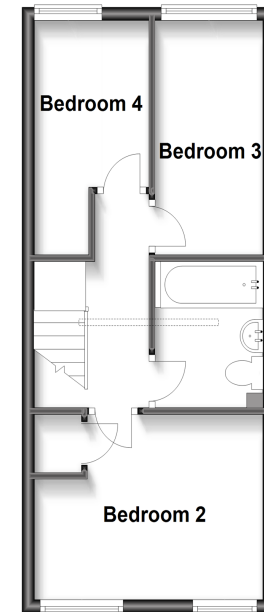
**Ground Floor**  
Approx. 24.0 sq. metres (258.8 sq. feet)



**First Floor**  
Approx. 33.0 sq. metres (355.4 sq. feet)



**Second Floor**  
Approx. 32.7 sq. metres (351.9 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 59% less, by purchasing a Lifetime Lease.



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