



**Price**

**£475,000**

**Freehold**

3x  1x  2x 

**Oakside Lane, Horley,  
Surrey, RH6**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards



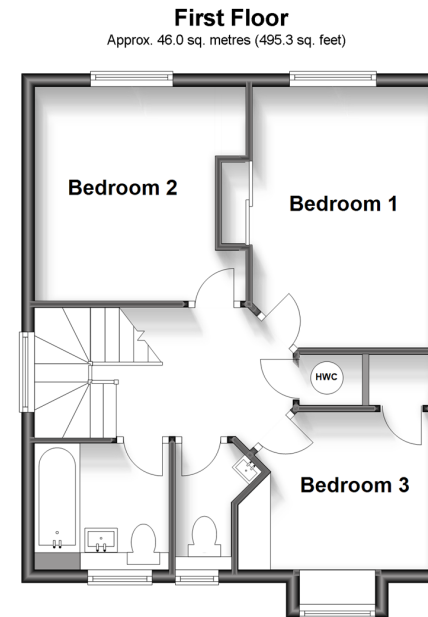
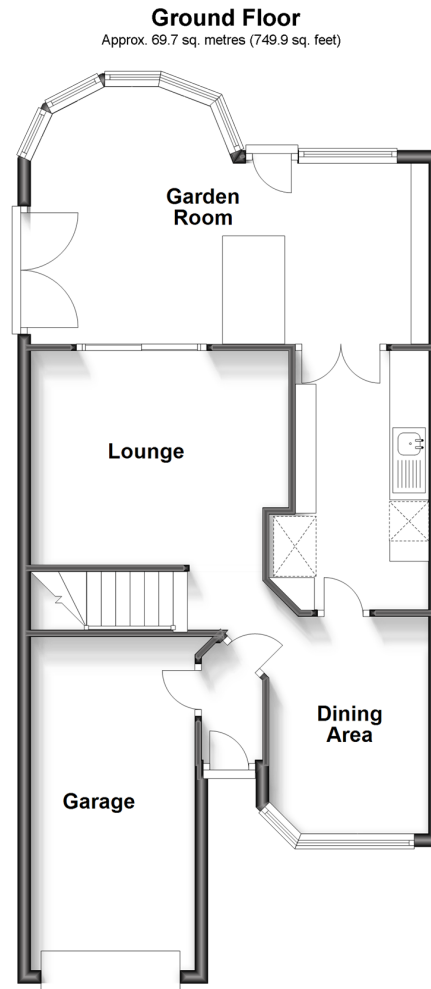


## Main features

- Garden room leading to rear garden
- Popular residential location, close to public transport links
- No onward chain
- Enclosed rear garden
- Family bathroom plus separate toilet to first floor

**Call Horley - 01293 785338 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'5 x 10'8 (4.09m x 3.25m)

Dining Area: 10'9 x 7'9 (3.28m x 2.36m)

Garden Room: 20'9 x 12'6 (6.33m x 3.81m)

Kitchen: 13'1 x 6'8 (3.99m x 2.03m)

### FIRST FLOOR

Landing

Bedroom 1: 9'8 up to fitted wardrobes x 7'5 (2.95m x 2.26m)

Bedroom 2: 10'8 x 9'2 (3.25m x 2.80m)

Bedroom 3: 13'3 up to fitted wardrobes x 8'9 (4.04m x 2.67m)

Bathroom

Separate Toilet

### OUTSIDE

Off Road Parking

Garage

Front Garden

Rear Garden

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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