



Guide Price
£475,000

Freehold

3x  2x  2x 

**Campbell Grove, Horley,
Surrey, RH6**

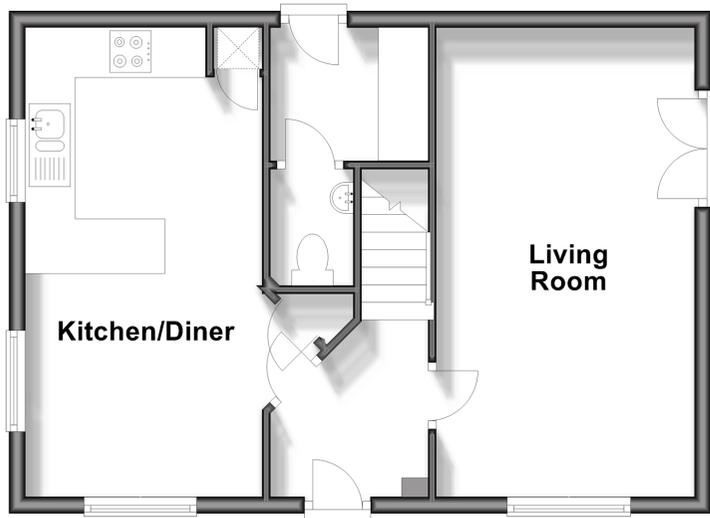
OVER 60?

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

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Ground Floor

Approx. 45.7 sq. metres (491.8 sq. feet)



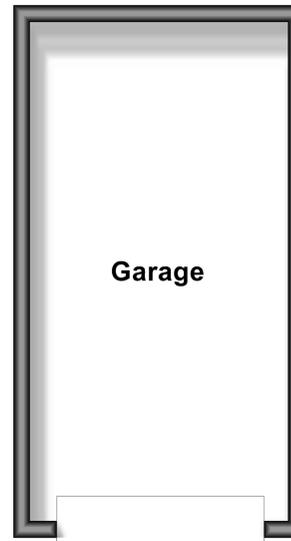
First Floor

Approx. 45.7 sq. metres (492.0 sq. feet)



Outbuilding

Approx. 18.7 sq. metres (201.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Living Room: 18'1 x 10'1 (5.52m x 3.08m)

Utility Room: 6'0 x 5'0 (1.83m x 1.53m)

Kitchen/Diner: 18'1 x 9'1 (5.52m x 2.77m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 18'1 x 10'0 (5.52m x 3.05m)

En-Suite: 7'0 x 4'0 (2.14m x 1.22m)

Bedroom 2: 10'1 x 9'0 (3.08m x 2.75m)

Bedroom 3: 9'0 x 7'1 (2.75m x 2.16m)

Bathroom: 7'0 x 6'0 (2.14m x 1.83m)

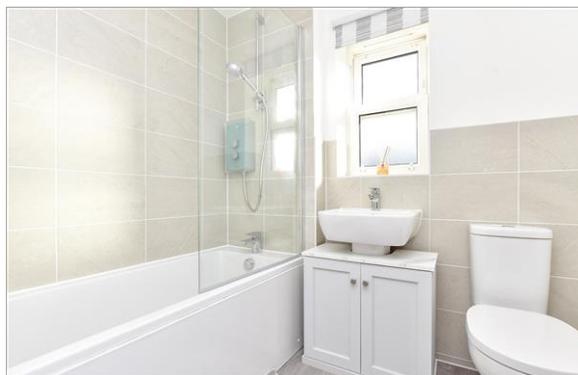
OUTSIDE

Front Garden

Rear Garden

Garage

Driveway



Main features

- 3 bed detached house with en-suite
- Garage and off road parking for 2 cars
- Immaculately presented throughout
- NHBC warranty in place - approximately 7 years remaining

Nearest Schools

Primary Schools: Meath Green Junior School 0.4 miles, Manorfield Primary and Nursery School 0.7 miles, Yattendon School 1.0 miles

Secondary Schools: Oakwood School 1.3 miles, Cornfield

Transport Information

Train Stations: Horley 1.3 miles, Salfords 1.8 miles, Gatwick Airport 1.9 miles

Address

Campbell Grove, Horley, Surrey, RH6

Directions

For directions to this property please contact us.



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- 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.

EPC RATING

CURRENT: B(34) POTENTIAL: A(94)

20810909/20240417/BS1/AG