



**Price**  
**£450,000**

**Freehold**

3x  2x  2x 

**Church Road, Horley,  
Surrey, RH6**

**OVER 60?**

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

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## Accommodation

### GROUND FLOOR

Hallway

Diner: 11'1 x 8'1 (3.38m x 2.47m)

Lounge: 13'1 x 12'0 (3.99m x 3.66m)

Kitchen: 17'0 x 6'1 (5.19m x 1.86m)

Utility Room: 10'0 x 5'1 (3.05m x 1.55m)

### SPLIT LEVEL FIRST FLOOR

Landing

Bathroom

Bedroom 2: 13'1 x 12'0 (3.99m x 3.66m)

Bedroom 3: 11'1 x 8'1 (3.38m x 2.47m)

### SECOND FLOOR

Bedroom 1: 16'1 x 10'0 (4.91m x 3.05m)

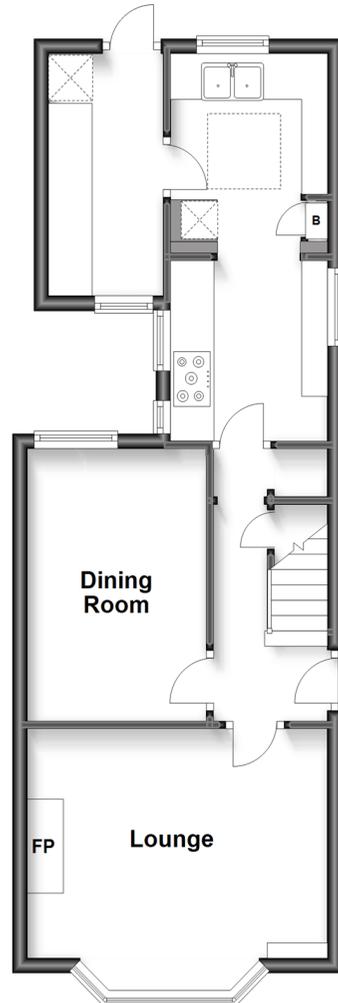
En-suite

### OUTSIDE

Outhouse / Garden: 25'0 x 17'0 (7.63m x 5.19m)

### Ground Floor

Approx. 45.0 sq. metres (484.2 sq. feet)



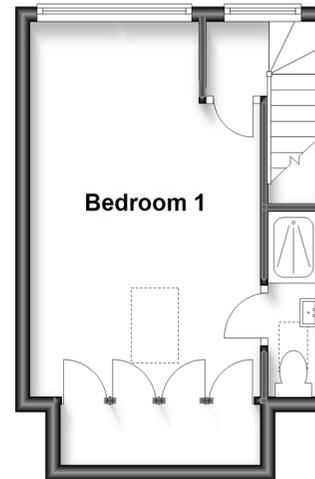
### Split Level First Floor

Approx. 33.3 sq. metres (358.6 sq. feet)



### Second Floor

Approx. 22.4 sq. metres (240.9 sq. feet)





## Main features

- Wonderful Victorian property with period features
- Walking distance to town centre, train links and schools
- Immaculately presented throughout
- Loft conversion with large double bedroom and en-suite
- Large garden with outbuilding suitable for home office / gym

### Nearest Schools

Primary Schools: Manorfield Primary and Nursery School 0.5 miles, Yattendon School 0.9 miles, Meath Green Junior School 1.0 miles

Secondary Schools: Oakwood School 1.4 miles, Cornfield

### Transport Information

Train Stations: Horley 0.6 miles, Gatwick Airport 1.6 miles, Salfords 2.6 miles

### Address

Church Road, Horley, Surrey, RH6

### Directions

For directions to this property please contact us.



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Call Horley Branch 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
- 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



20810918/20240330/TP/SI