



Guide Price £400,000 to £440,000

Lumley Road, Horley, RH6

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A 3 bedroom semi requiring complete modernisation, offering excellent potential to extend (STPP), with off-street parking and a generous rear garden. Ideally situated within walking distance of Horley town centre and the mainline railway station, presenting an exciting opportunity to create a superb family home.

Occupying a highly convenient position just a short walk from Horley town centre, this attractive three bedroom semi-detached home offers a fantastic opportunity for those looking to undertake a refurbishment and create a home tailored entirely to their own tastes. Requiring modernisation throughout, the property also offers excellent potential to extend, subject to the necessary planning consents.

The ground floor currently comprises two well-proportioned reception rooms, a kitchen overlooking the rear garden and a useful downstairs W/C. Whilst in need of updating, the existing layout provides an excellent starting point for remodelling into a modern family home, with scope to create a spacious open-plan kitchen/living area if desired (STPP).

To the first floor are three bedrooms, including two doubles and a comfortable single, together with a family bathroom.

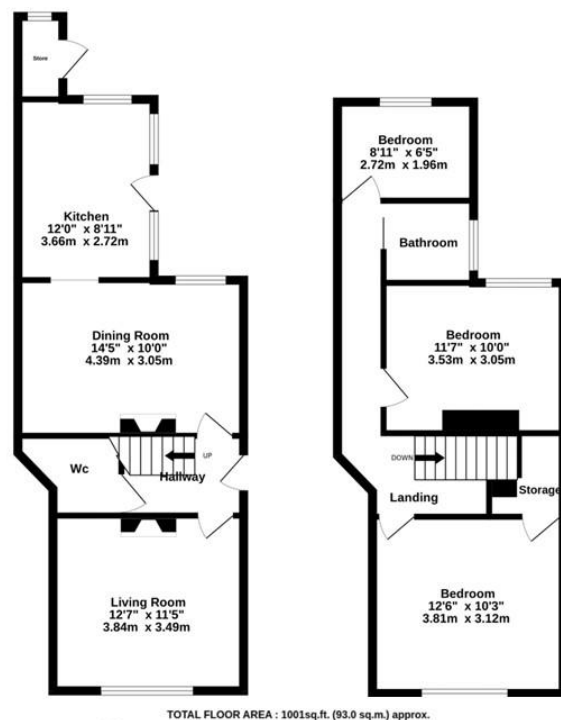
Outside, the property benefits from off-street parking to the front and a generous rear garden, offering plenty of space for families, keen gardeners or those considering a future extension.

Conveniently located within easy walking distance of Horley town centre, the property enjoys excellent access to a range of shops, cafés and restaurants, together with the mainline railway station providing direct services to London, Gatwick Airport and the South Coast. Rarely do opportunities arise to acquire a property with such scope to add value in such a central location.

Key features

- Atractive three-bedroom semi-detached home
- Excellent potential to modernise and extend (STPP)
- Two reception rooms
- Downstairs W/C
- Two double bedrooms and a generous single
- Off-street parking
- Generous rear garden
- Just a short walk from Horley town centre and mainline railway station





TOTAL FLOOR AREA : 1001sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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