



Clarence Way, Horley, Surrey, RH6

To arrange a viewing or valuation call 01293 775 518

www.mayhewestates.co.uk



GREAT FIRST PURCHASE! A well presented two bedroom terrace property located on the popular Langshott development.

Key Features

- **Two bedroom**
- **Great first purchase**
- **Well presented**
- **Manageable garden**
- **Garage and Driveway**
- **Popular location**
- **Living room/dining area**
- **CHAIN FREE**

Description

Mayhew Estates are delighted to offer to the market this two bedroom terrace property. Situated on the popular Langshott development this is an ideal first or second time purchase. Langshott is only a short walk from Horley town centre and train station, the property is offered to the market CHAIN FREE and a viewing is highly recommended.

The property comprises of a modern kitchen which offers plenty of surface and storage space. A generous living area has room for living room furniture and 4 seater dining room table.

On the first floor there are two double bedrooms, the master is a great size with built in storage. Bedroom 2 is also a double room and has built in storage and could easily be utilised as an office space. The bathroom offers bath with overhead shower, toilet and basin.

Accommodation

Living Room 12'7" x 13'7" (3.84m x 4.14m)

Kitchen 9'5" x 6'2" (2.87m x 1.88m)

Bedroom 1 12'7" x 8'5" (3.84m x 2.57m)

Bedroom 2 12'7" x 8'2" (3.84m x 2.5m)

Outside

The rear garden is easy to maintain and is currently all patio. To the front of the property there is driveway parking for 1 car with a garage en bloc.

Location

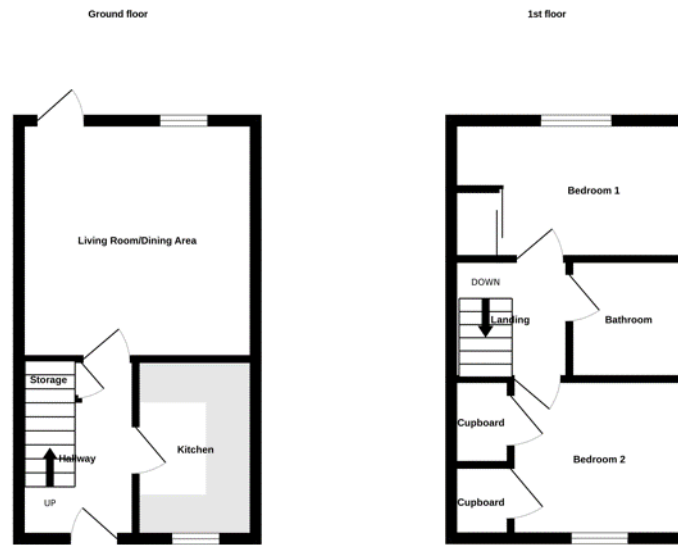
Phil Spencer, presenter of the hit Channel 4 show Location, Location, Location, placed Horley as eighth in his list of top 20 London commuter towns based on commuting time. Horley isn't just close to London (28 minutes by train) - Brighton is only a 30 minute train journey away, while Gatwick Airport is just a four minute drive when you need to escape. A reliable bus network also connects Horley with Gatwick, most of Surrey and West Sussex. For drivers, the town is close to the M23, M25, and A217. The town has several parks and open spaces to relax in and is just a short drive from the famous Box Hill and the stunning South Downs. You can always head to nearby towns of Reigate, Crawley, East Grinstead or Redhill.

Viewing

Strictly by appointment with Mayhew Estates
01293 775 518

Guide Price £325,000





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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Important Notice

Mayhew Estates give notice that: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.



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