

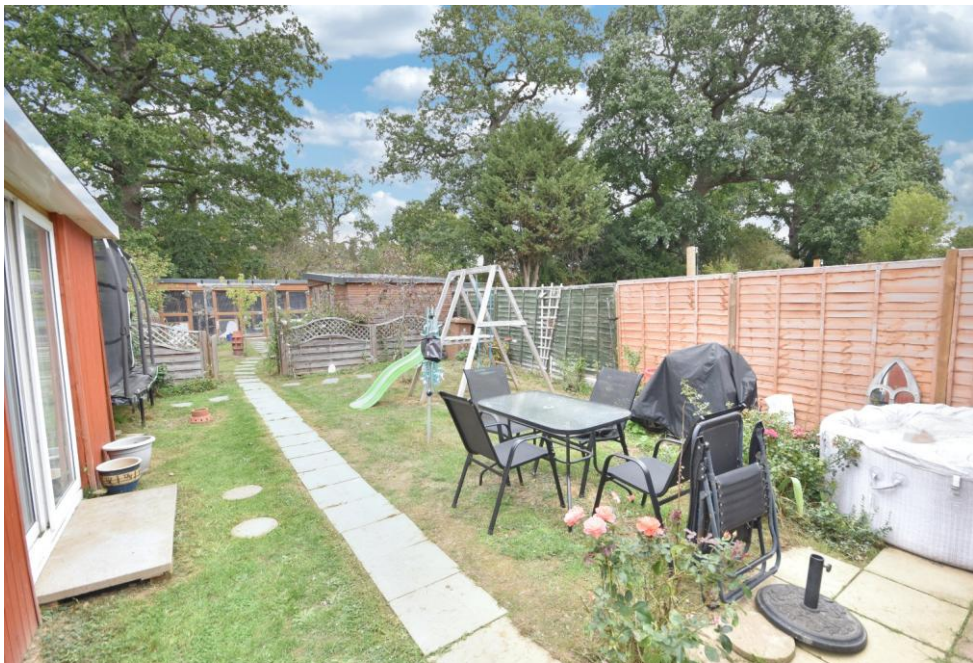


Guide Price £425,000

Sangers Drive, Horley, RH6

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mayhews



LARGE GARDEN! A generously sized two bedroom semi-detached property with a large rear garden and within walking distance of Horley town centre and train station.

Mayhew Estates are delighted to offer to the market this charming two-bedroom semi-detached home offering well-proportioned accommodation, a large rear garden and the added benefit of a versatile loft room, making this an appealing opportunity for first-time buyers, couples or those looking for additional flexible space.

The property provides a welcoming living environment with good potential to personalise and make your own. The two bedrooms offer comfortable accommodation, while the loft room provides valuable additional space that could be used as a home office, hobby room, playroom, or occasional guest space, subject to any necessary permissions.

One of the property's standout features is its generous rear garden, providing plenty of outdoor space for entertaining, gardening and family enjoyment. The garden offers excellent scope for creating an attractive outdoor living area and is considerably larger than might typically be expected with a property of this type.

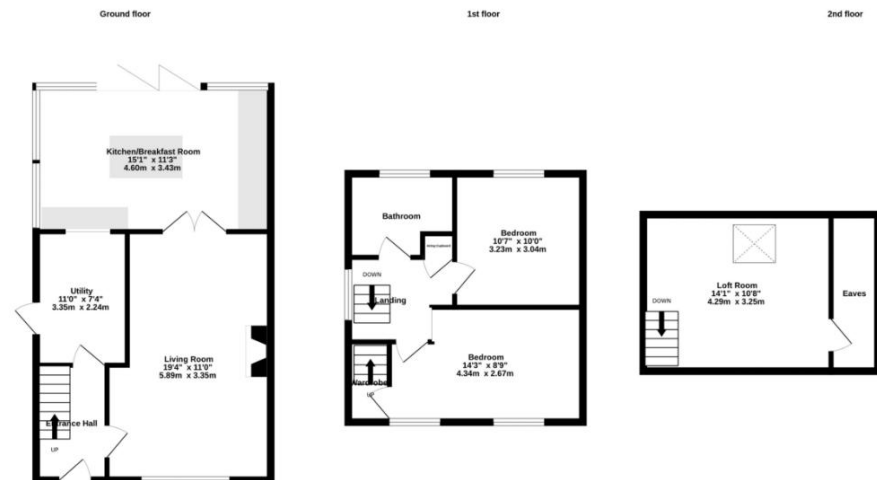
The rear garden is approximately 100ft and has plenty of hard standing areas, lawn, shrub and flower borders, timber sheds and useful concrete sectional garage. To the front and side of the property there is driveway parking for approximately three to four cars.

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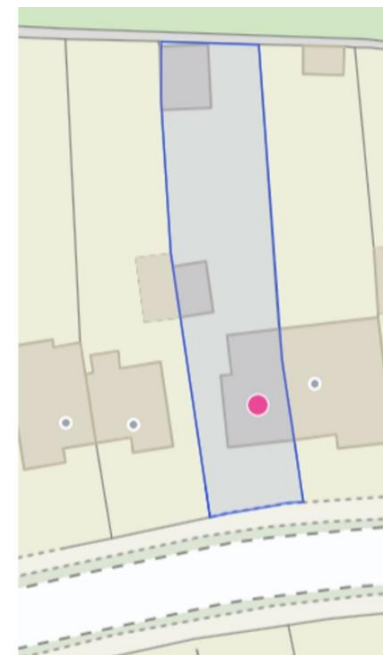
Key features

- Semi-detached house
- Two bedrooms
- Loft room
- Well presented kitchen
- Desirable location
- Driveway parking
- Generous rear garden
- Ideal first or second time purchase





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:

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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