



44 Wheatfield Way, Horley, RH6 9DA

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ESTATE AGENTS

Located on the popular Langshott development in Horley, this well proportioned detached bungalow is offered with NO FORWARD CHAIN. With a degree of updating required, it would make the perfect purchase for a buyer looking to put their own stamp on their next home.

Walking through the front door, the spacious kitchen is situated off to the left hand and has matching wall and base units, space for white goods and a door accessing the side, leading to the front and rear gardens. The lounge/diner is located to the rear and has sliding patio doors that access the garden.



There is the further benefit of two double bedrooms, with the main having a fitted wardrobe and ensuite shower room. The accommodation is completed by a family bathroom featuring a white suite, part tiled walls and a built in airing cupboard.

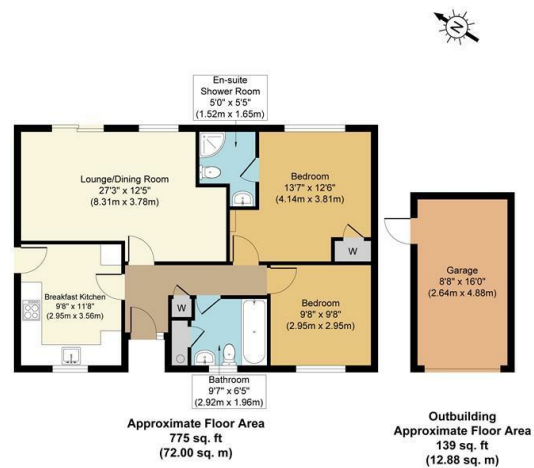
Outside is an enclosed garden with side access and door leading to the detached garage. The garden is mainly laid to lawn with a paved seating area. Set to the side of the property and front is ample off road parking for a number of vehicles. There is also future potential to extend the property, subject to the appropriate planning permission.

Langshott is popular with all age groups and is within walking distance of Horley town centre and its collection of shops and restaurants as well as main line train station. Also there are a number of popular local schools on the door step, as well as 24 hour public transport.

Offers In Excess Of £475,000



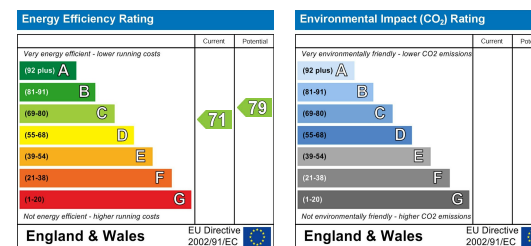
Floor plan



Wheatfield Way, RH6
Approx. Gross Internal Floor Area 775 sq. ft / 72.00 sq. m
(Excluding Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

TENURE: Freehold
Council Tax Band: E



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