



12 Woodlands Copse Lane, Horley, RH6 9UX

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J A M E S D E A N
E S T A T E A G E N T S

Tucked away in a small cul de sac in Langshott, is this well presented starter home, a perfect purchase for a buyer to get themselves on the property ladder. Walking distance to public transport and offered to the market with NO FORWARD CHAIN.

There is an entrance lobby, that leads through to the lounge with stairs to the first floor and a box bay window over looking the front. An archway leads you through to the kitchen, which has fitted wall and base units and space for oven, hob, fridge freezer and washing machine. There is also a large window, which makes the room



light and airy.

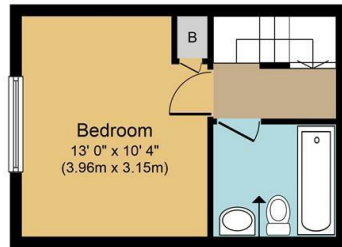
On the first floor there is a double bedroom, with the bonus of fitted wardrobes. In addition the bathroom has a white suite, part tiled walls and velux window. To the rear is a private garden, with space for timber sheds and set to the front is off road parking.

The property is situated within a stones throw of Langshott Woods as well as within a mile of Horley town centre and it's shops and restaurants.

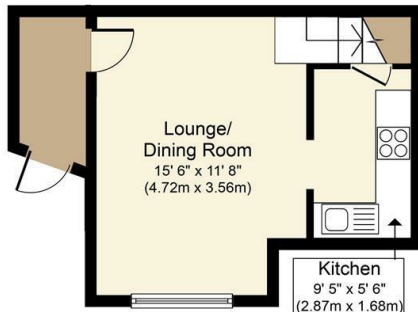
Offers In The Region Of £260,000



Floor plan



First Floor
Approximate Floor Area
215 sq. ft.
(20.0 sq. m.)



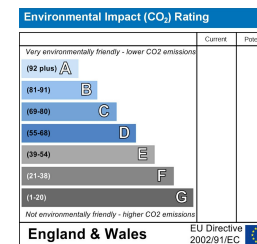
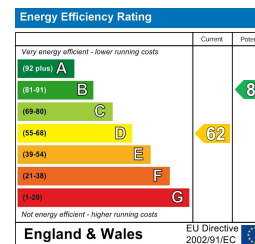
Ground Floor
Approximate Floor Area
245 sq. ft.
(23.0 sq. m.)

Copse Lane, RH6

Approx. Gross Internal Floor Area 463 sq. ft. (43.0 sq. m.)

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.

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TENURE: Freehold
Council Tax Band: C

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