





**23 HONEYCROCK LANE, SALFORDS, SURREY, RH1 5DG**  
**GUIDE PRICE £325,000**

**\*\*\* PROPERTY VISIT AVAILABLE \*\*\***

**THREE BEDROOM SEMI DETACHED HOUSE WITH GREAT POTENTIAL AND A LARGE REAR GARDEN CLOSE TO MAINLINE TRAIN LINKS TO GATWICK AND LONDON.**

This 1930's built semi detached house is an unfinished project and offers an excellent opportunity to put your stamp upon a house and there is great potential to extend on the ground floor, or within the loft space, subject to the usual planning permissions.

On the ground floor there is an entrance hall with a space under the stairs for a W/C (plumbing in place). There is a lounge and dining area with windows to the front and rear, the kitchen is separate and overlooks the garden with the added benefit of a utility area and a door to the rear.

On the first floor there is a landing with a window to the side, loft access and a built in cupboard. There are three bedrooms and a bathroom which has a new suite and new stud walls ready to be plastered.

Outside there is a hardstanding to the front, a side access with a gate opening to the extensive rear garden which has both patio and lawn areas in total measuring around 110ft.

Nearby there is a parade of shops with a convenience store and numerous food outlets, in addition you have bus and rail links within a short walk.

- GREAT PROJECT
- LOUNGE/DINING ROOM
- UPSTAIRS BATHROOM
- FRONT HARDSTANDING
- STATION NEARBY
- THREE BEDROOMS
- KITCHEN
- 110FT GARDEN
- CLOSE TO SHOPS
- NO CHAIN







**ROOM DIMENSIONS:**

**ENTRANCE HALL**  
14'4 x 5'1 (4.37m x 1.55m)

**LOUNGE**  
10'11 x 10'11 (3.33m x 3.33m)

**DINING ROOM**  
10'11 x 10'2 (3.33m x 3.10m)

**KITCHEN**  
11'9 x 5'9 (3.58m x 1.75m)

**UTILITY AREA**  
5'5 x 3'0 (1.65m x 0.91m)

**BEDROOM ONE**  
10'11 x 9'2 (3.33m x 2.79m)

**BEDROOM TWO**  
10'11 x 8'1 (3.33m x 2.46m)

**BEDROOM THREE**  
7'9 x 7'0 (2.36m x 2.13m)

**BATHROOM**  
7'11 x 4'9 (2.41m x 1.45m)

**110FT REAR GARDEN**

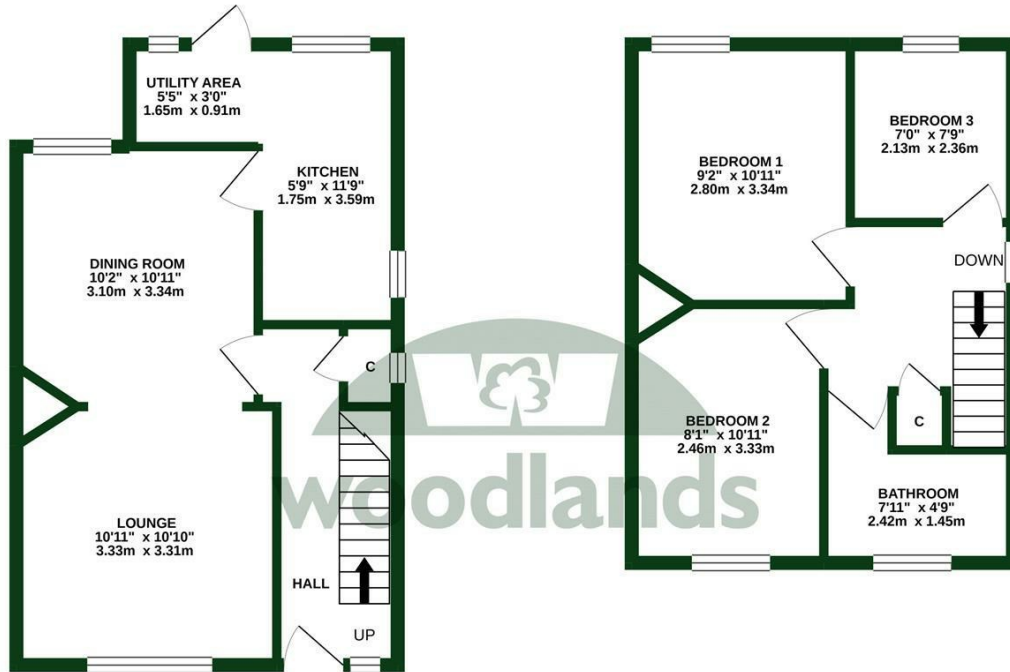
**FRONT HARDSTANDING**

**COUNCIL TAX BAND: D**



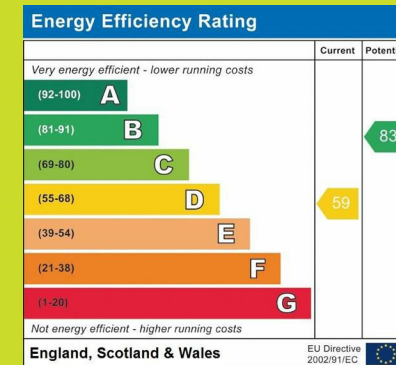
GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.

1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 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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