



7 The Woodlands, Smallfield, Horley, Surrey, RH6 9NP

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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 modern development is this lovingly updated end of terrace family home close to the village centre.

A welcoming entrance hall leads through to a well appointed lounge/diner. This room then opens into a double glazed conservatory overlooking the rear garden. The kitchen has been updated by the current owners and offers gloss grey units and integrated appliances. Upstairs there are three bedrooms and a modern bathroom.



The property offers well balanced accommodation throughout. To the rear is a low maintenance garden with a timber work shop and off road parking set to the front.

Location is always key and it is no exception here as the property is within 200 yards of the village centre, which offers a selection of local independent shops, convenience store, post office, GP surgery and choice of primary schools.

**Offers In The Region Of £359,950**







# The Woodlands Horley Surrey RH6

Offers In The Region Of  
£359,950

## Floor plan



"The Woodlands, RH6"



Approx. Gross Internal Floor Area (Excluding Outbuilding) 864 sq. ft. (80.3 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. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		89
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Key information

**Internal Area:** 864.00 sq ft

**Tenure:** Freehold

**Viewing:** Strictly By Appointment

**Do you have a property to sell?**

If so we can provide you with a free market appraisal.

**Do you need a mortgage?**

Our in house financial advisor would be delighted to provide you with a no obligation quotation.

**Do you need a solicitor?**

We can provide you with a no obligation quote from our preferred solicitor.

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.