

# mi-move

MOVING MADE EASY



Langshott, Horley

£320,000

Nestled in a tranquil cul-de-sac in Langshott, Horley, this charming two-bedroom terraced house offers a delightful blend of modern living and convenience. With easy access to Horley town centre and local shops, this property is perfectly positioned for those seeking both peace and accessibility.

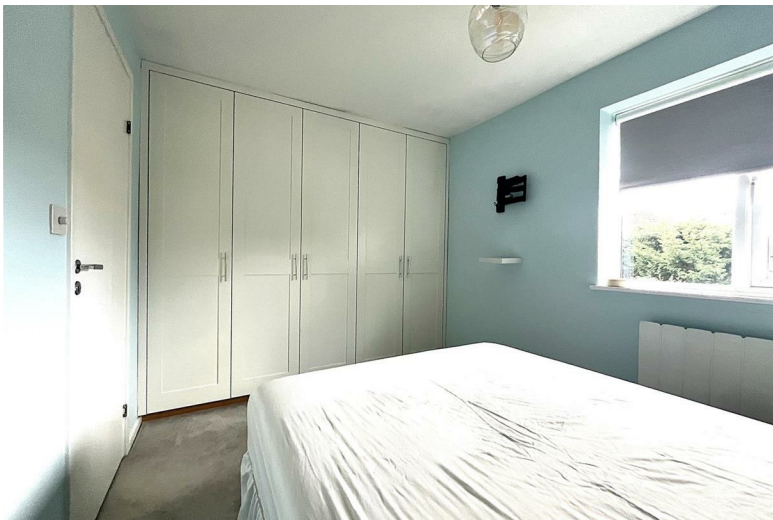
Upon entering, you are welcomed by a spacious entrance hall that sets the tone for the rest of the home. The generously sized living room features a fully glazed door that opens onto a lovely decked area leading to a secluded west facing rear garden, ideal for relaxation or entertaining. The front of the house boasts a contemporary kitchen, complete with sleek white gloss wall and base units, an integrated oven, and an inset ceramic hob, making it a joy for any home cook.

The first floor has two well-proportioned double bedrooms, each equipped with built-in wardrobes, providing ample storage space. The modern family bathroom is partly tiled and features a fully enclosed shower cubicle for convenience.

This property is fully double glazed and benefits from electric heating, ensuring a warm and inviting atmosphere throughout. Additionally, there is communal parking and a garage in a nearby block, adding to the practicality of this lovely home.

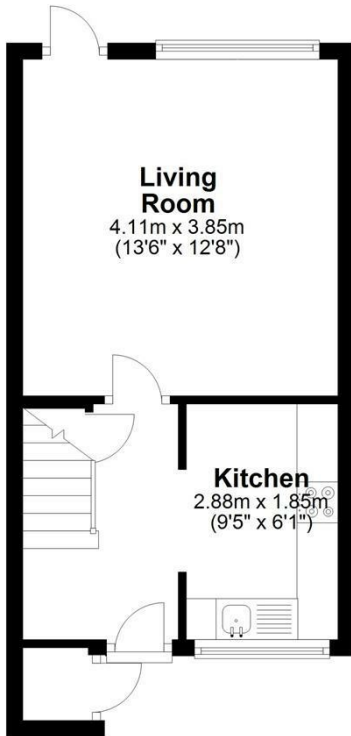
With its excellent condition and the advantage of being chain-free, this property is larger than it appears from the outside and is sure to impress. Do not miss the opportunity to view this delightful home; contact us today to arrange your visit.





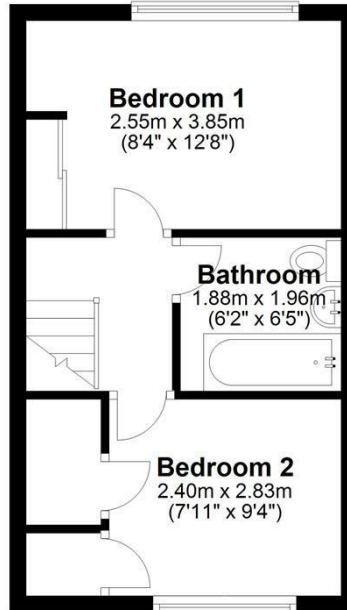
### Ground Floor

Approx. 28.1 sq. metres (302.1 sq. feet)



### First Floor

Approx. 27.0 sq. metres (291.0 sq. feet)



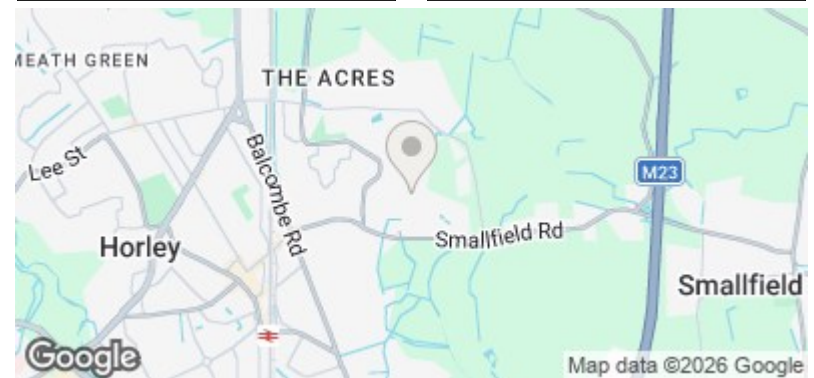
Measurements are approximate. Not to Scale. Illustrative purposes only.  
Plan produced using PlanUp.

### 11 Hilton Court



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>56</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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