



CLARENCE COURT, HORLEY, RH6

£315,000

FREEHOLD

Winkworth



PURLEY WAY
CROYDON, CR0

**OFFERED WITH NO
ONWARD CHAIN, THIS
TWO BEDROOM MID
TERRACED HOUSE
WOULD SUIT A RANGE OF
BUYERS.**

Located in the ever popular Langshott development this property is within reach of both Primary and Secondary schools and is approximately 2.1 miles To Gatwick Airport.



AT A GLANCE...

- Living/Dining Room - 14'8" x 12'8" max (4.47m x 3.86m)
- Kitchen - 12'8" x 8'3" (3.85m x 2.51m)
- Bedroom 1 - 12'7" x 8'5" max (3.84m x 2.56m)
- Bedroom 2 - 12'8" x 8'0" max (3.86m x 2.45m)
- Bathroom - 6'10" x 6'2" (2.08m x 1.89m)
- Garden - 40' (12.19m)
- Garage - 16'0" x 8'2" (4.88m x 2.49m)
- Council Tax Band - D

THE PROPERTY

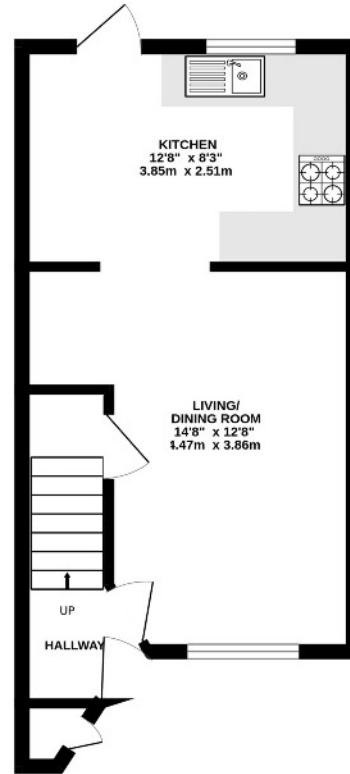
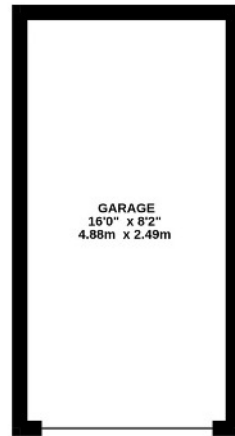
*** NO ONWARD CHAIN ***

The bright and airy accommodation comprises a living/dining room and a modern kitchen to the ground floor.

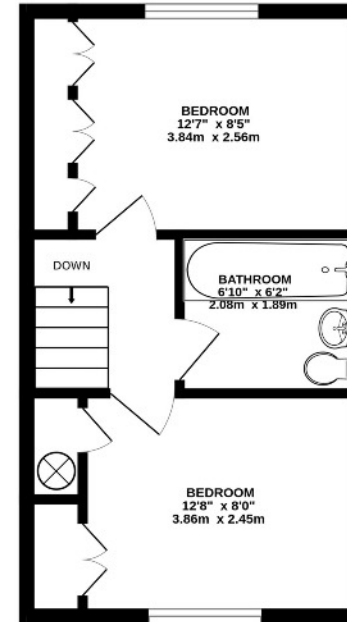
On the first floor there are two double bedrooms and family bathroom.

Outside there is an easily maintained rear garden and garage en bloc. The property offers access to Langshott woods as well as the 24 hour bus route that services the development.





GROUND FLOOR



FIRST FLOOR

Clarence Court, Horley
INTERNAL FLOOR AREA (APPROX.) 603 sq ft/ 56.0 sq m
Excluding Garage
Garden extends to 40' (12.19m) approx.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2025.

Winkworth

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Winkworth

See things differently.