



**Connells**

Laburnum Court  
Smallfield Horley



### Property Description

Located within the desirable Laburnum Court development in Smallfield, this impressive two-bedroom park home offers spacious and versatile accommodation throughout.

The property features a bright and welcoming living area with excellent proportions, providing fantastic space for relaxing and entertaining. The well-designed layout flows effortlessly, creating a warm and comfortable home environment.

Both bedrooms are well-sized, offering comfortable accommodation and flexibility for guests, hobbies, or a home office. The property is complemented by a beautifully maintained garden, perfect for enjoying outdoor living, gardening enthusiasts, or simply relaxing in a private setting.

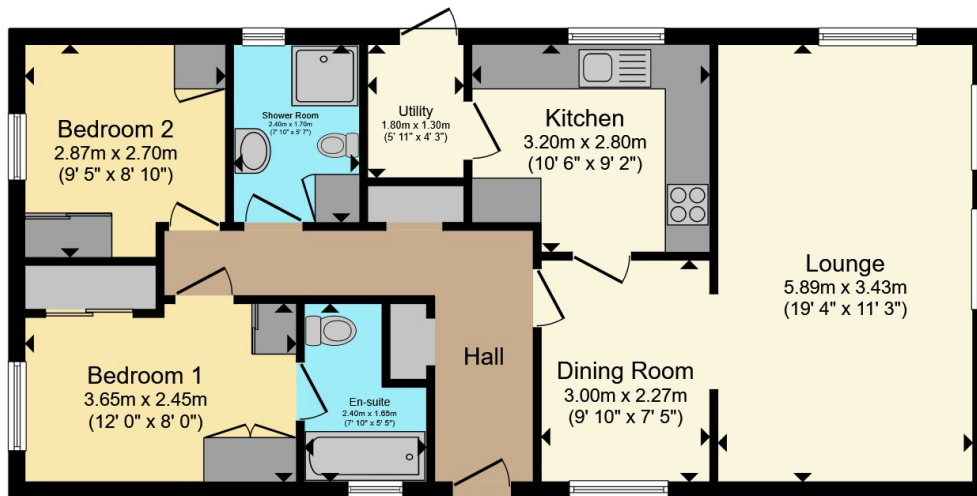
Further benefits include a garage, additional practical storage, and a peaceful residential location close to local amenities and transport links.



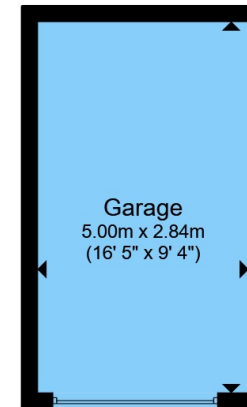








**Floor Plan**



**Garage**

Total floor area 89.2 m<sup>2</sup> (960 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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30 High Street  
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EPC Rating: Exempt  
 Council Tax Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/HLY405116](http://connells.co.uk/Property/HLY405116)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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