



New Road, Smallfield

£335,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



An extremely well presented, two double bedroom mid-terrace property dating back to 1918 which has recently been refurbished throughout. The property, which is in the popular village of Smallfield is situated within a close walk of local amenities and local school.

The property, which could be extended subject to the necessary constraints briefly comprises: entrance porch; living room with window to the front; a well proportioned kitchen/dining room with under stairs storage cupboard and a newly refurbished family bathroom completes the ground floor. Upstairs, there is a split landing with two double bedrooms either side and loft access. The master bedroom overlooks the front of the property and is well proportioned with a feature cast iron fireplace. The second double bedroom is also a generous size and overlooks the garden.

To the front, is a block paved driveway, gated side access is provided to the rear of the property. The rear garden is a real feature measuring approximately 100ft in length, a well proportioned patio abutting the rear of the property shaded by a pergola with mature shrubs and grapevines. The rest of the garden is mainly laid to lawn flanked by flowers and mature shrub borders. Further benefits include: a new central heating system and boiler (3 years old), complete redecoration throughout, a refitted family bathroom (3 years ago) and external lighting leading down the garden with a shed and greenhouse.



- Approx. 100 ft rear garden
- Mid-terrace home
- Close to local schools and amenities
- Refurbished throughout
- VIDEO WALK AROUND AVAILABLE UPON REQUEST
please call the office
- New family bathroom
- New boiler and central heating system
- 100% mortgage may be available – speak to
our recommended Finance Planning Mortgage
Adviser to check eligibility
- Council Tax Band 'C' and EPC 'D'



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Approximate Gross Internal Area = 66.03 sq m / 710.73 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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