



Heather Walk, Smallfield

Guide Price £400,000 – £425,000



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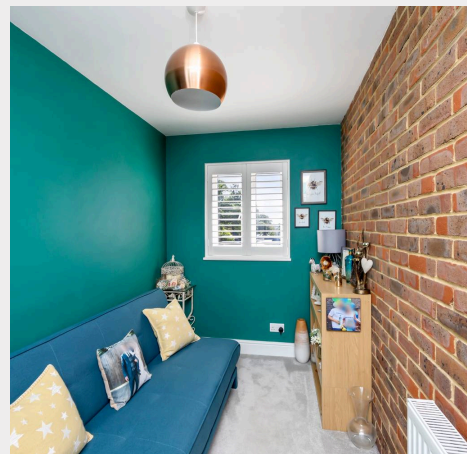


- 4 Bedrooms
- Semi-detached
- Private low maintenance garden, which has been recently landscaped
- Car port with access to garden
- Driveway parking
- Contemporary decor throughout
- Popular residential area
- Council Tax Band 'E' and EPC 'C'

A well presented and extended 4 bedroom semi-detached home, with a newly landscaped private garden, in a popular residential area in Smallfield Village. The property is in a quiet area, however easily accessible to Horley and its amenities, Gatwick Airport and popular local attractions.

Upon approach to the property, you will notice its curb appeal and large frontage/driveway parking for numerous vehicles and car port with gated access to the garden.

Entering the property, there is an entrance porch with further doors to the open plan living accommodation and downstairs w/c. The downstairs is all set to an open plan layout, with a living room area with space for multiple family sofas, and freestanding furniture. The dining area has space for a 6-8 person dining table and French doors to the garden. The kitchen houses modern wall and base units, granite worktops and both fitted and freestanding appliances.

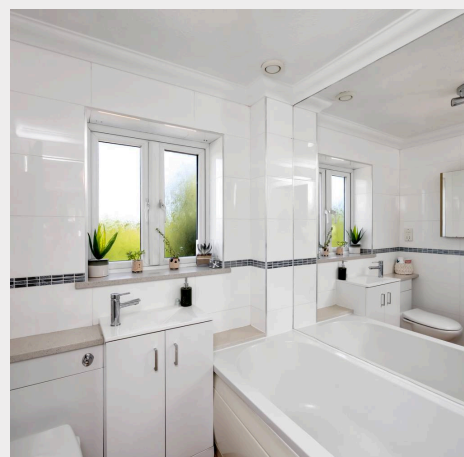
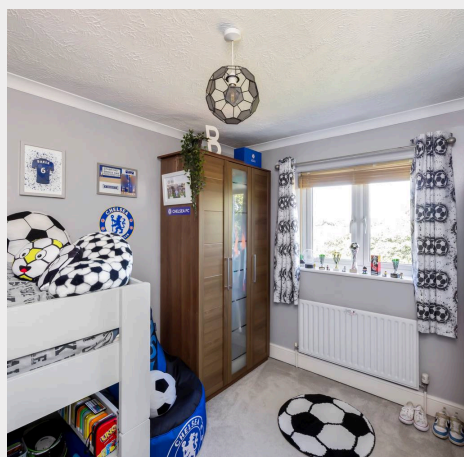




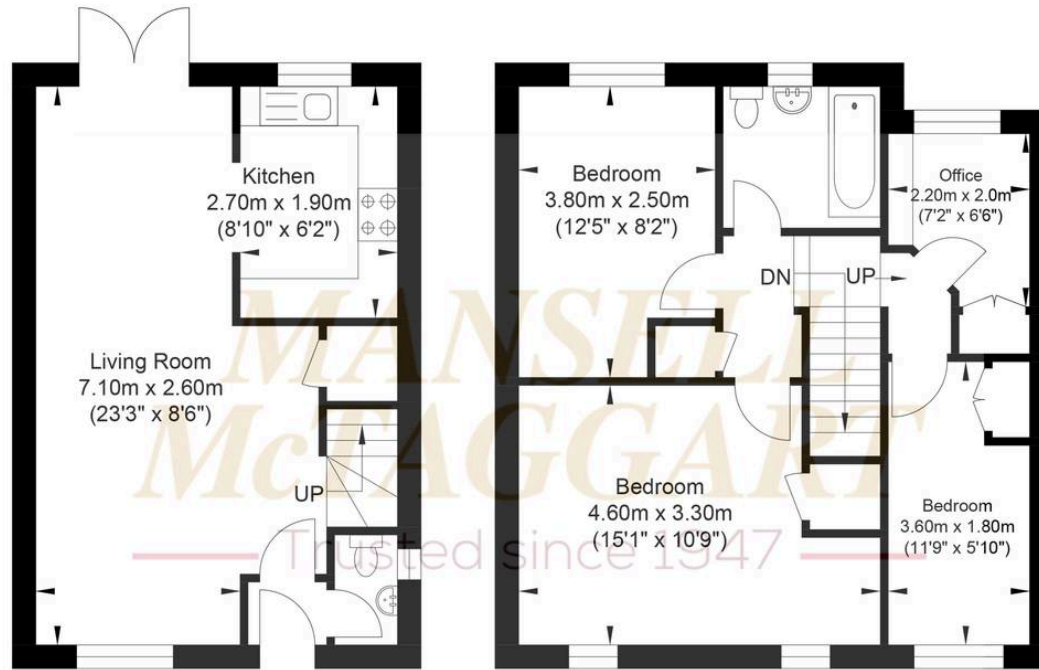
Upstairs a split level landing gives access to all 4 bedrooms, family bathroom and loft. Bedrooms 1 and 2 are both very well proportioned rooms, easily housing king size beds and any freestanding furniture you may wish. Bedroom 3 is a small double with space for a bed and furniture, and bedroom 4 a small single room or perfect as a home office. The bathroom is of a modern finish, and is fully tiled with all relevant sanitaryware.

Outside, there is a private garden, which has just been landscaped. There is a large portion laid to astro turf, a patio area abutting the property and patio under the car port. It is also surprising private and as new wood panel fencing.

The property is situated in the village of Smallfield, which boasts a range of local amenities including a co-op, local butchers, greengrocers, doctors' surgery and chemist. This property within close proximity to Horley town centre and railway station providing services to London and the South Coast. There are frequent bus services that run to Redhill, Horley and Crawley. For more extensive, Crawley and Reigate town centres are approximately 15 minutes' drive. Gatwick Airport and the M23/M25 are also within easy reach.



## Heather Walk



Ground Floor  
Approximate Floor Area  
351.54 sq ft  
(32.66 sq m)

First Floor  
Approximate Floor Area  
484.48 sq ft  
(45.01 sq m)

Approximate Gross Internal Area = 77.67 sq m / 836.02 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horley

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