



Gorse Drive, Smallfield

In Excess of **£325,000**



**MANSELL
McTAGGART**
— Trusted since 1947 —



- NO CHAIN
- 2 Double bedrooms
- End of Terrace
- Garage en-bloc
- Sizable private rear garden
- Private parking
- Downstairs cloakroom
- Open plan living space
- Potential for extension and improvement (STPP)
- Set back from the road in a quiet estate in Smallfield
- Council Tax Band 'D' and EPC 'D'

A generously sized 2 double bedroom end of terrace property, boasting a sizable private garden and garage en-bloc with potential for extension and improvement (STPP), located in a quiet estate in Smallfield Village. The home is also offered with NO CHAIN. It is located on the outskirts of Smallfield, being close to local schools, walks and shops, however still easily accessible to Horley and its transport links and amenities.

Upon approach to the property, which is set back behind a small treeline, Initially you will notice the size of the property in comparison to the adjoining homes with a path to the side leading to the garden and door to the property. Entering, there is an entrance hall with access to the downstairs cloakroom and open plan living accommodation. Here there is the living space, dining space and kitchen.



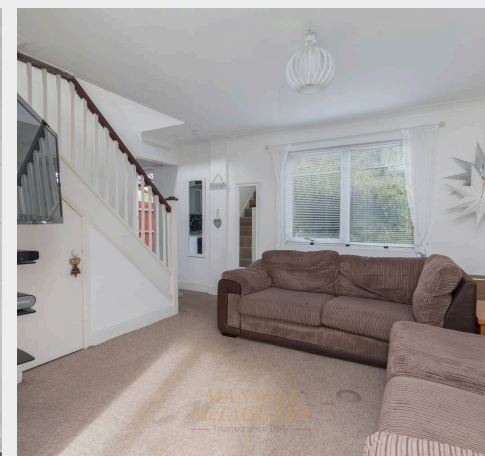
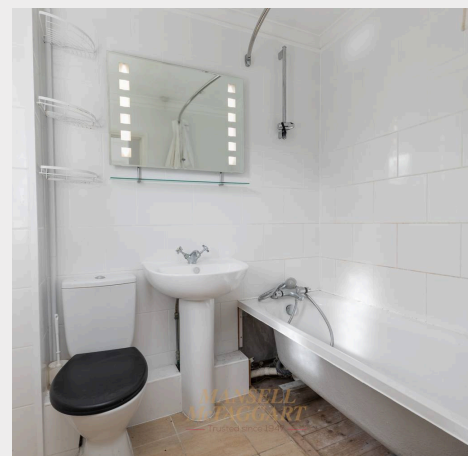
The living area is a fantastic size spanning the full length of the property, with ample space for multiple family sofas and any freestanding furniture you may wish. There are also dual aspect windows to front and rear allowing in lots of natural light. continuing to the kitchen and dining areas, there is a range of wall and base units with freestanding appliances, and space for a 6+ person dining table. A further set of dual aspect windows and doors maintain the bright and airy theme to the home.

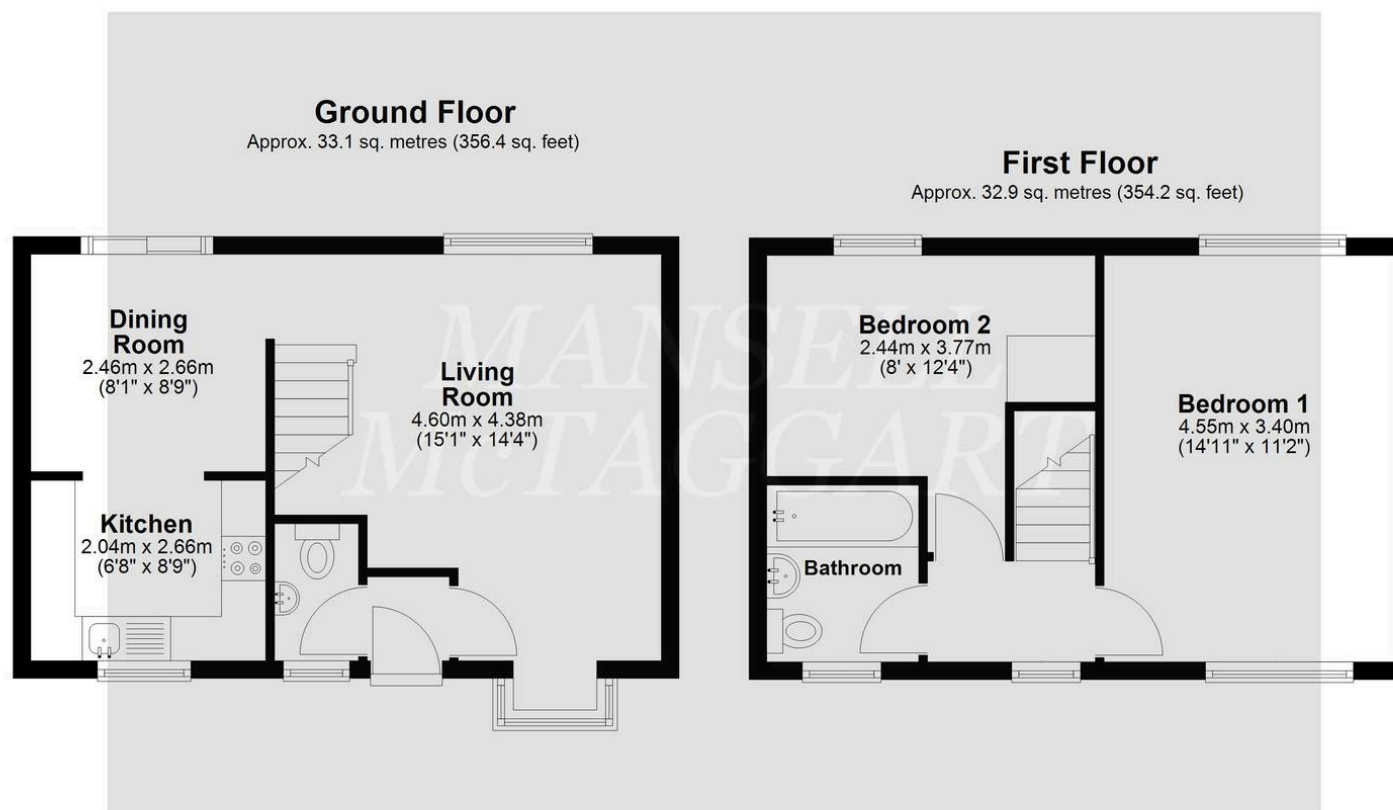
Upstairs, a spacious landing has access to both bedrooms and bathrooms with a welcomed window to front. Bedroom 1 is a fantastic size easily accommodating a super king bed and furniture and another set of dual aspect windows. This space could be altered to house fitted wardrobes or an en-suite with its generous proportions. Bedroom 2 is also a very good size, fitting a double bed and freestanding furniture, with a window overlooking the rear garden. The bathroom is not currently functional and would need replacing immediately, please contact the agent for more information.

Outside to rear, is the private garden. This is very well sized, being mainly laid to lawn with a patio abutting the property. There is also access to the garage en-bloc and parking, alongside a rear gate for access.

Agents Note :

The property is in need of a new boiler and the water supply has been disconnected.





Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

Mansell McTaggart Horley

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