



William Gardens, Smallfield

In Excess of **£775,000**



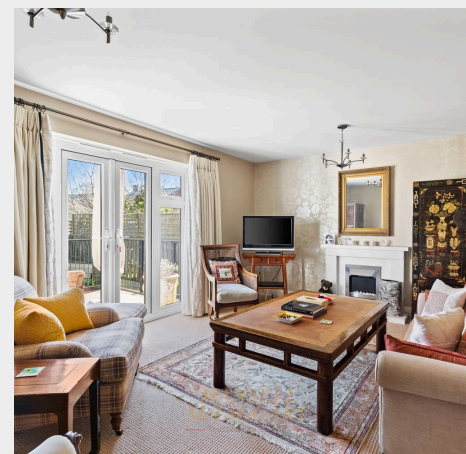
**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- Immaculately maintained and presented throughout
- Detached
- Executive 4 double bedroom family home
- Double garage with electric up and over door
- Banner Homes ex show home for The Woodland View Estate
- Landscaped rear garden
- Newly installed kitchen and 3x bathrooms
- Popular village location
- Council Tax Band 'G' and EPC 'C'

An immaculately presented executive 4 double bedroom with 2 en-suites detached home offered to the market with NO CHAIN. The property was constructed in 2010 by Banner Homes and promptly designated as their show home for the prestigious Woodland View Estate, winning multiple awards for its use of space and design language. The property is tucked away in the corner of the development giving a sense of privacy and space surrounding, whilst being a short distance from Smallfield village centre, Horley town, Gatwick Airport, schools and amenities.

Upon entering the property, there is a very spacious entrance hall, with ample space for a storage unit and/or bench with doors leading to the cloakroom, kitchen/dining room, utility room, formal dining room, office, living room, multiple storage cupboards and stairs to first floor. The cloakroom comprises of a w/c, wash hand basin and window to front. The kitchen/dining room is a beautifully bright and airy space, the current owner has improved upon with a newly installed gloss white kitchen with a range of high end fitted appliances, island, space for a 6+ person dining table and tiled flooring. There are also triple aspect window, skylight and French doors flooding the room with light.



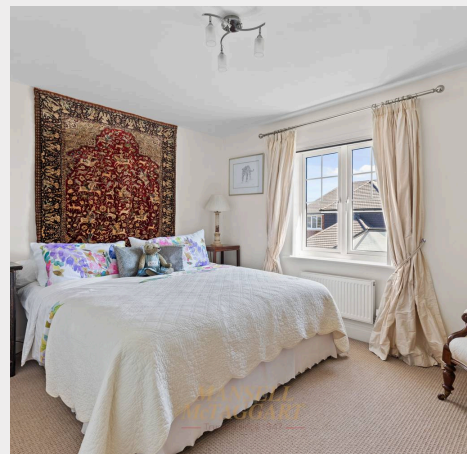
The utility room has also been upgraded with further wall and base unit and appliances. Adjacent is the living room, this is a superb space, easily able to accommodate multiple large sofas, a host of freestanding furniture and benefits from a feature fireplace. The formal dining room is easily able to house an 8+ person dining table, however, is currently dressed as a formal living/reading room but is a versatile space and could be used as a playroom. The office is also a surprisingly generous space, easily housing office furniture with a window to side.

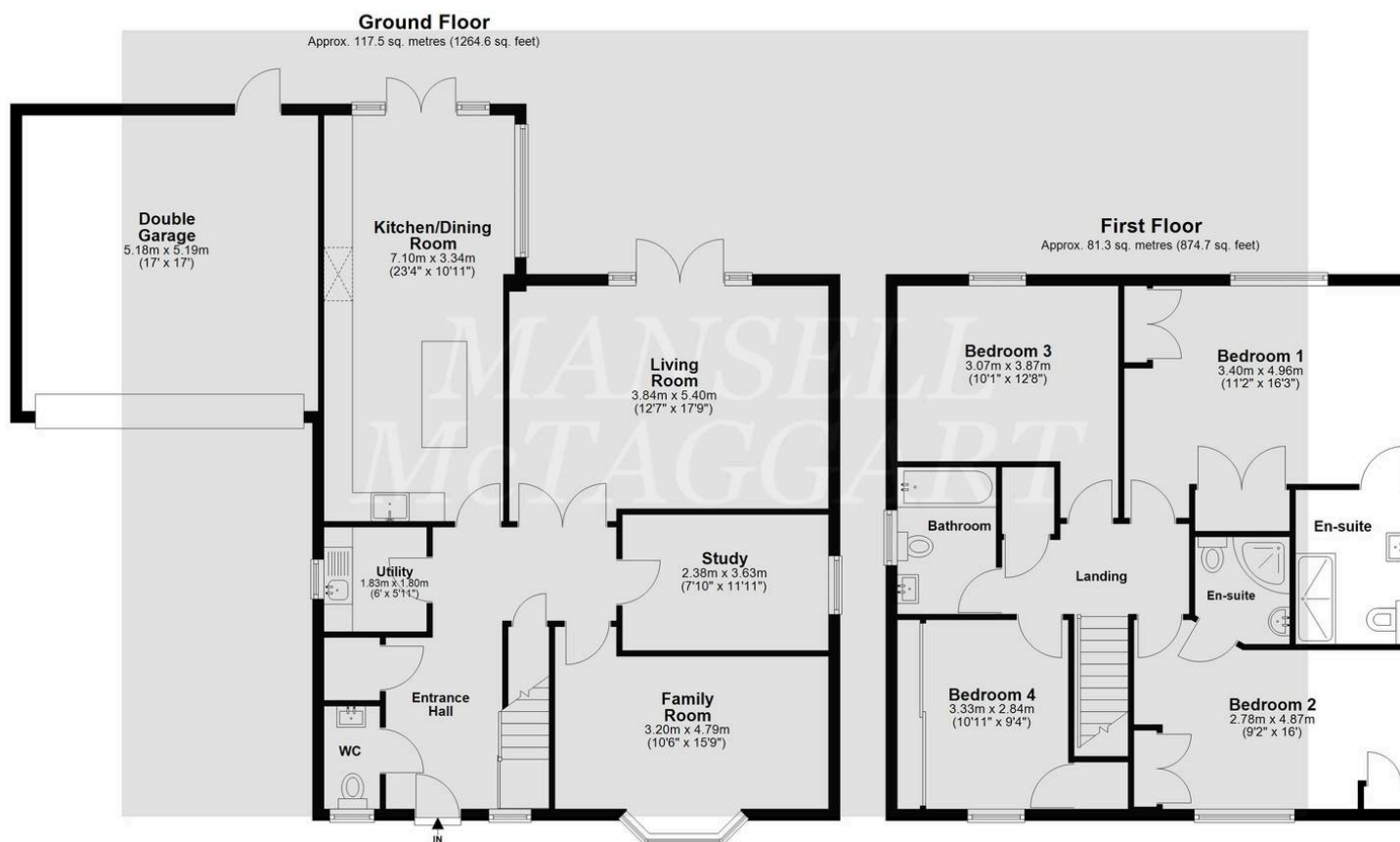
Heading upstairs, a spacious hallway gives access to all 4 double bedrooms, family bathroom, storage cupboards and loft, which is a fantastic size and could potentially be converted into further bedrooms/living accommodation subject to relevant permissions. Bedrooms one and two are both very generous rooms, comfortably housing king size beds and furniture, both benefiting from high end refitted en-suites and fitted wardrobes. Bedroom three is a further double room, and bedroom four although could be a double room, is dressed as a walk-in wardrobe. The family bathroom has also been refitted to a high specification with a full length energy efficient bath, shower unit, w/c, wash hand basin, heated towel rail and window to side.

Outside, the garden benefits from a raised decking area abutting the property with stairs leading to the well-maintained lawed area with a plethora of mature trees and shrubs. The garden is enclosed within wood panel fencing with a side gate for access and a door to the double garage. To front, there is driveway parking for multiple vehicles and electric up and over door to the garage.

Agents Note:

There is an annual Service Charge of £439.35. The property is also fitted with Dakin air conditioning units in 2 large rooms upstairs. Strips in ceiling streamlined units.





Total area: approx. 198.7 sq. metres (2139.3 sq. feet)

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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