



Sevenacres, Smallfield Road, Horley

Guide Price £250,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —

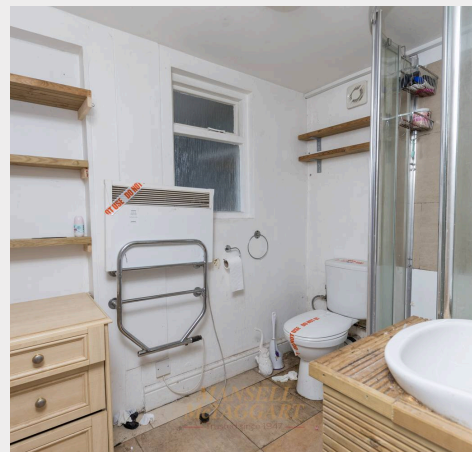




- A development opportunity to purchase a single storey dwelling with consist of a two bedroom semi-detached property and one bedroom semi-detached property with scope for further enlargement and scope for redesign (STPP)
- Part walled courtyard style garden
- Large open plan kitchen/living room with cast iron multi fuel log burner
- Large shower room
- Both properties have an entrance lobby with window to front and ample space for storage
- The properties are in need of modernisation
- The Barn - Council Tax Band 'D' - The Stable - Council Tax Band 'tbc'
- The Barn - EPC 'tbc' - The Stable - EPC 'F'

A three bedroom attached property which has been separated into two dwelling over the years situated in the sought-after location of Smallfield village and is offered to the market with no onward chain. The property is in need of modernisation., however it is in a liveable condition and is the perfect opportunity as a project or first time buyer or someone downsizing.

**The Stables** - As you enter the property, you enter into the entrance lobby with front door with ample storage cupboard with scope to redesign (STPP). There is a large open plan living room/kitchen with vaulted ceiling . The kitchen is fitted with wall and base units, sink unit and roll top work surfaces over. There is plenty of space for fridge/freezer and washing machine. The open plan living room has vaulted ceiling and cast iron multi fuel log burner and access to rear. The bedroom is to the front and has plenty of room for a double bed and freestanding wardrobes. The shower room has double shower cubicle, low level WC, pedestal wash hand basin and partly tiled. Outside, there is off street parking and courtyard style rear garden.





### The Barn

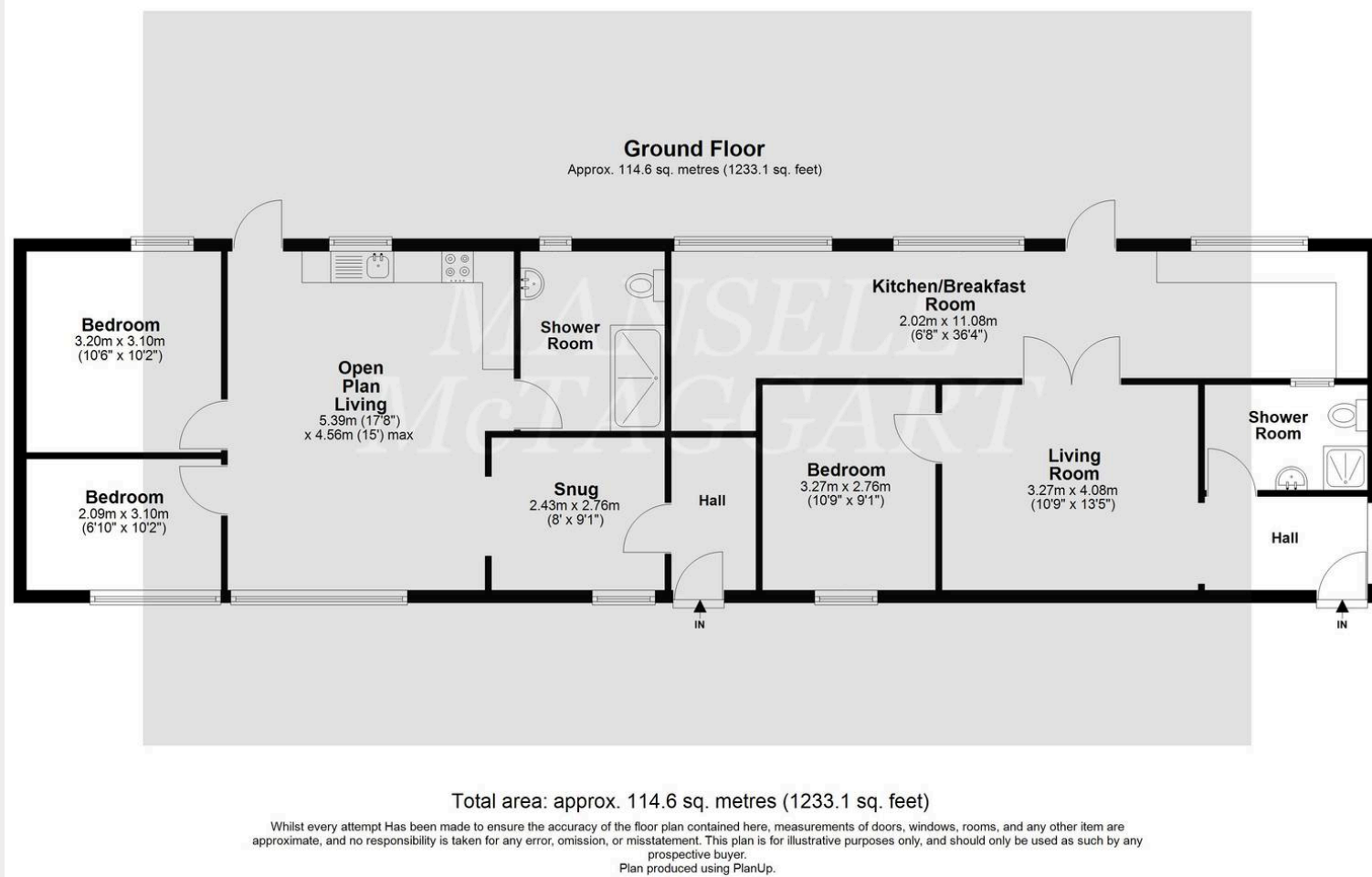
The two bedroom attached property, is also of a good size. As you enter the property, you enter into the entrance lobby with front door with ample storage cupboard with scope to redesign (STPP). There is a large open plan living room/kitchen. The kitchen is fitted with wall and base units, sink unit and roll top work surfaces over. There is plenty of space for fridge/freezer and washing machine. The open plan living room has vaulted ceiling and cast iron multi fuel log burner and access to rear. There are two good sized bedrooms with ample space for fitted wardrobe, one with double bedroom with ample space for double bed and one for single with windows facing respectively. The shower room has double shower cubicle, low level WC, pedestal wash hand basin and partly tiled. Outside, there is off street parking and courtyard style rear garden.

Internal viewings are highly recommended to avoid disappointment.

### Agents Note

There is no gas or mains drainage (Klargester) to the property and to our knowledge it is of timber frame construction. There is mains water and electric.





## Mansell McTaggart Horley

Mansell Mc Taggart, 3 Central Parade Massetts Road – RH6 7PP

01293 228228

horley@mansellmctaggart.co.uk

[www.mansellmctaggart.co.uk/branch/horley](http://www.mansellmctaggart.co.uk/branch/horley)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents, and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.