



Field Walk, Smallfield

£600,000



**MANSELL
McTAGGART**
Trusted since 1947



- Beautifully presented 5 bedroom family home
- Extended to side and converted loft
- Remodelled interior
- Bi-folding doors overlooking the garden
- Private and secluded garden overlooking woodland
- Driveway parking
- Garage with electric up & over door
- Recent solar panels and battery
- Tucked away in the corner of a peaceful cul-de-sac
- Council Tax Band 'E' and EPC 'tbc'

A beautifully presented and extended 5 bedroom link-detached family home with tasteful improvements throughout, nestled in a peaceful cul-de-sac with a generous plot overlooking woodland.

On approach to the home, there is a quiet road leading to the cul-de-sac. Tucked away in the far corner, with no overlooking homes to rear and a sense of seclusion. You will notice the driveway parking, new electric up & over door to the garage and newly installed front door to enter the home.

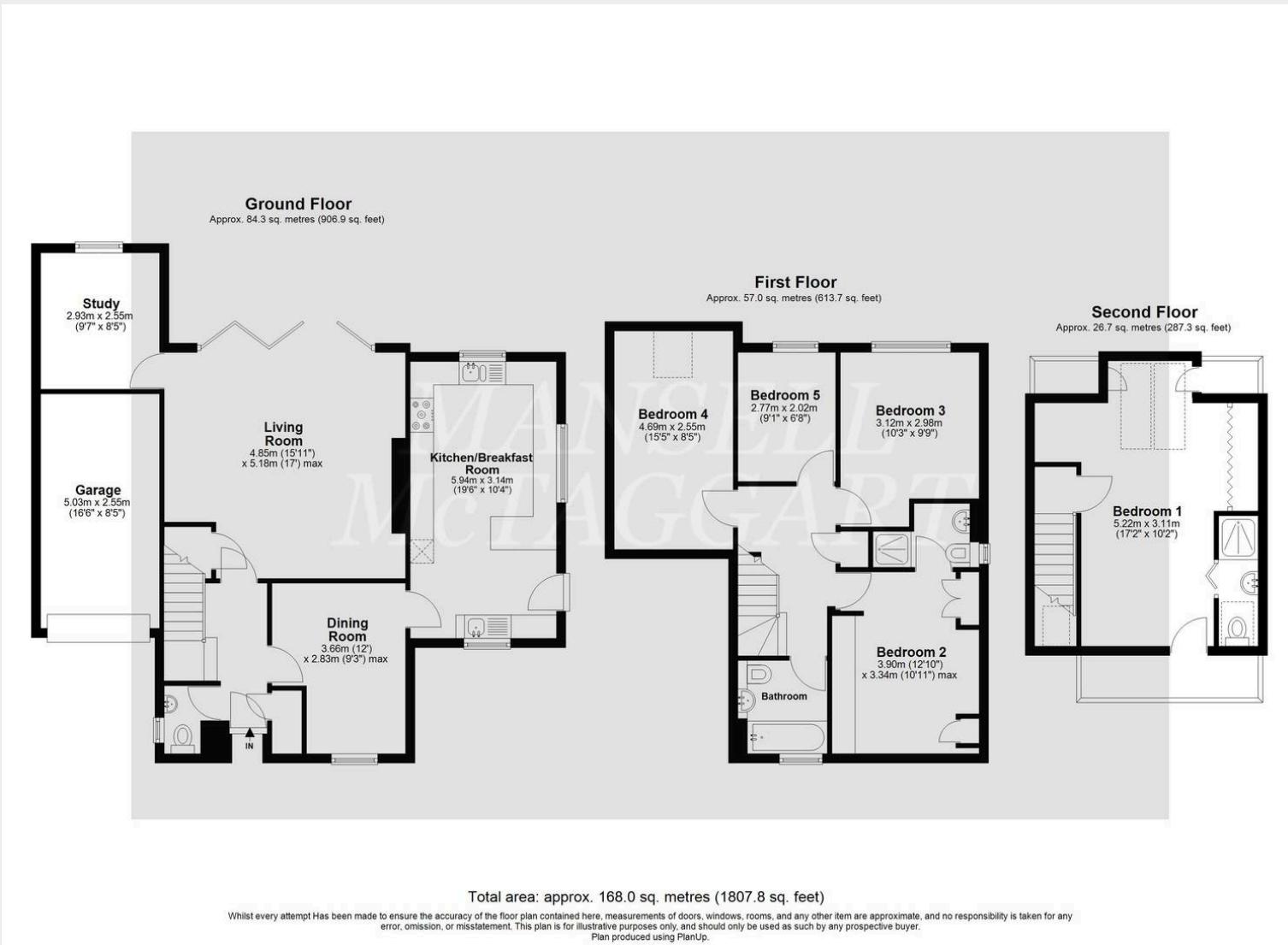
Entering, there is a spacious hallway, with access to the cloakroom, dining room, living room and stairs to first floor. The cloakroom houses the w/c and wash hand basin. The dining room is a good size, accommodating a 6-8 person dining table with window to front allowing in lots of natural light. There is also a doorway to the extended kitchen. This is a wonderfully bright and spacious room with triple aspect windows and a high specification kitchen.

There are a host of wall and base units, fitted and freestanding appliances, granite worktops and a breakfast bar. There is also a door to side. Toward the rear of the home, is the living room. This is another excellent space, it is of great proportions. There is a feature multi-fuel fireplace and bi-folding doors overlooking the garden area. There is ample space for multiple large family sofas, freestanding furniture and a door to the study, where you can house appropriate furnishings.

Heading to the first floor, you have 4 bedrooms, family bathroom and staircase to bedroom 1. Three of the bedrooms are comfortable double rooms, with excellent floorspace and another large single room. One benefits from fitted wardrobes and an en-suite. The family bathroom is fitted to a modern white suite and fully tiled. Bedroom 1 is a superb space spanning almost the entire footprint of the home. There is ample space for a king size bed and furniture and also benefits from a newly fitted en suite, eaves storage and 4 velux windows to rear, giving unobstructed views of the garden and woodland.

Outside to rear, is the private garden. Benefitting from a large wrap around garden to side and rear, the owners have created a lovely decking area for entertaining, porcelain tiled patio and the remainder left to lawn. The current owners have also removed the rear fencing to give views of the woodland. (For exact boundaries, please view title plan.) In addition, it is not overlooked which is rare for this style of home and area.





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

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