



Grasslands, Smallfield

Guide Price £525,000 - £550,000



**MANSELL  
McTAGGART**  
Trusted since 1947



- 4 double bedrooms
- Detached
- Redecorated throughout
- L-shaped kitchen
- Internal garage and driveway parking
- Newly installed boiler
- Corner plot
- En-suite to primary bedroom
- Quiet residential location
- Council Tax Band 'F' and EPC 'E'

A beautifully presented and surprisingly spacious 4 bedroom detached family home within a quiet close in the popular village of Smallfield. The property is within close proximity of Horley town, Gatwick Airport, local schools, walks and amenities.

Upon approach to the property, you have a well proportioned frontage with driveway parking for multiple vehicles. There is access to the garage and the property itself. Downstairs you have a spacious entrance hallway, with access to the dining room, living room, cloakroom, storage cupboard and stairs to the first floor. The dining room has a large bay window flooding the room with natural light, with ample space for an 8 person dining table and other freestanding furniture. In the living room there is space for multiple large sofas, television, coffee table and other freestanding furniture with French doors to the conservatory. The conservatory meanders around the property to one side and is a great space, to be enjoyed as a children's playroom or leisure space. The L-shaped kitchen has recently been redecorated, with newly installed flooring, door to rear garden and internal door to garage.



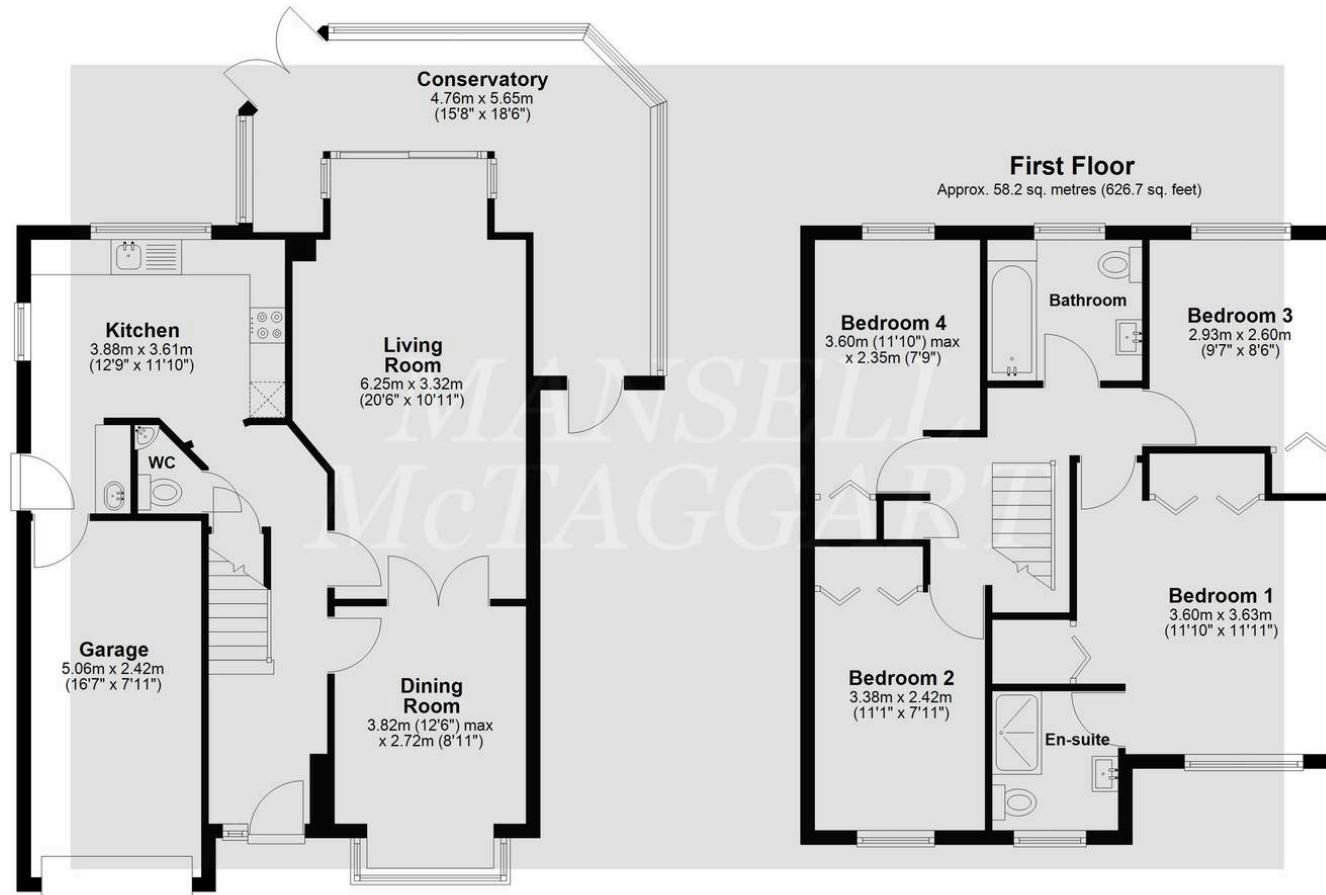
Upstairs there is a spacious landing area providing access to all bedrooms, storage cupboard, the bathroom and the loft. All bedrooms are comfortable doubles with oozing with natural light from large windows with , and bedroom one benefitting from a recently remodelled en-suite. The bathroom, having recently been redone is finished to modern white suite with new laminate flooring, w/c and hand wash basin and opaque window to rear.

Outside to rear, there is a well proportioned garden with side access to both sides with a well proportioned patio area, with the rest being laid to lawn with a newly installed garden shed.

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.



**Ground Floor**  
Approx. 79.0 sq. metres (850.8 sq. feet)



Total area: approx. 137.3 sq. metres (1477.5 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

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)

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