



Alberta Drive, Smallfield

In Excess of £500,000



**MANSELL  
McTAGGART**  
Trusted since 1947



- Four bedroom detached family home
- En suite and fitted wardrobes to bedroom 1
- Tasteful design set back from the road
- Lots of potential for extension and improvement
- Integral garage and driveway parking
- Private garden
- Full CCTV system
- Located in the popular Canada estate in Smallfield Village
- Close proximity to Horley town, Gatwick airport, local shops and amenities
- Council Tax Band 'F' and EPC 'D'

A tastefully designed and well proportioned 4 bedroom detached family home, situated in the popular Canada Estate within Smallfield Village. The property is within close proximity of Smallfield Village, local sports clubs, Horley town, Gatwick airport and amenities.

On approach to the property, you will notice it is set back from the road, giving a sense of privacy and seclusion. To front, there is driveway parking available and an integral garage.

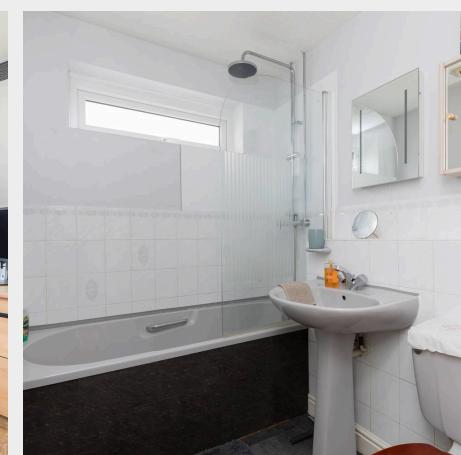
Entering the property, there is a spacious entrance hall with access to the cloakroom, living/dining room, kitchen and stairs to first floor. The Living/dining room is a good size. There is ample space for multiple family sofas, 6+ person dining table and any other freestanding furniture you may wish. The room also benefits from a feature fireplace and window to front and french doors to rear allowing in lots of natural light.



The kitchen is a good size spanning across the rear of the property, there is a range of wall and base units, space for appliances and space for a small dining table with 2 windows to rear and patio door to side continuing the bright and airy theme to the property. With the position of the integral garage, a partial or full conversion could also take place, to add to this or create a further reception room.

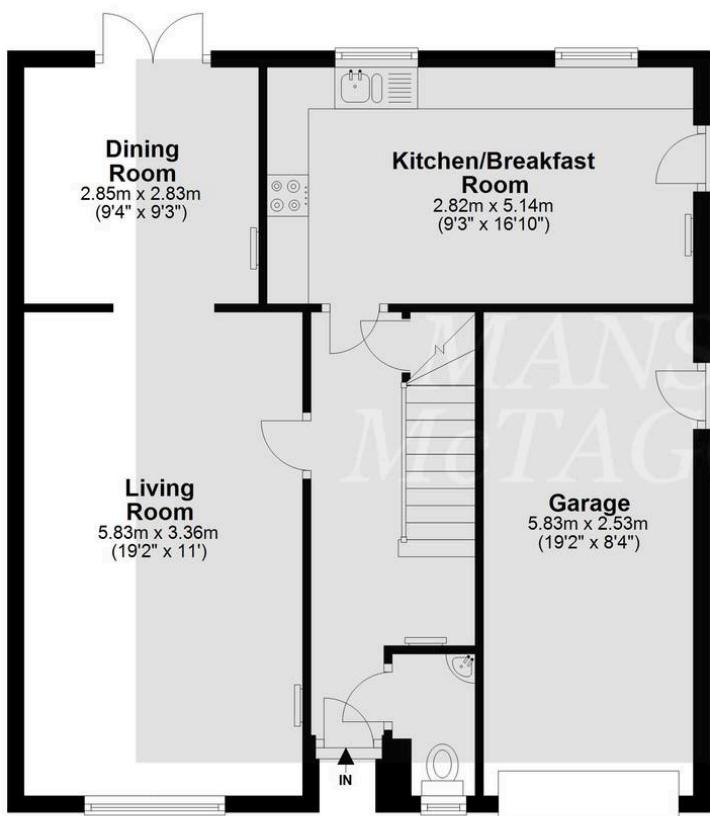
Upstairs, there is a landing, giving access to all 4 bedrooms, family bathroom and loft. Bedrooms 1 and 2 are comfortable double rooms, with bedroom 1 benefitting from an ensuite and fitted wardrobes. Bedroom 3 is a large single room but still a decent size, and bedroom 4 a single room with space for a bed and furniture, or perfect for a home office. The bathroom is a good size with all expected sanitaryware.

Outside to rear, is the private rear garden, this is mainly laid to lawn with a patio area abutting the property. There is also a number of mature trees and shrubs encompassed within.



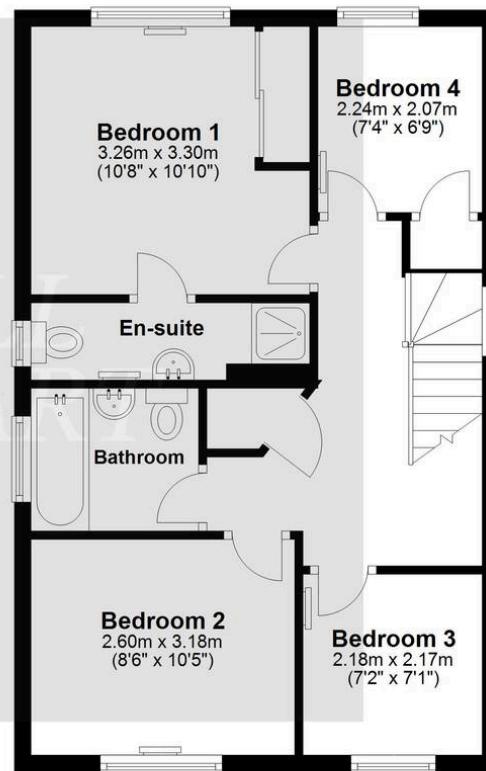
## Ground Floor

Approx. 69.9 sq. metres (752.5 sq. feet)



## First Floor

Approx. 47.9 sq. metres (515.1 sq. feet)



Total area: approx. 117.8 sq. metres (1267.6 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 purchaser.

Plan produced using PlanUp.

# Mansell McTaggart Horley

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