



The Acorns, Redehall Road

£675,000



**MANSELL
McTAGGART**
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- 4 Double bedrooms
- Converted garage
- Extended kitchen/dining room
- Remodelled downstairs accommodation
- Generous corner plot overlooking fields
- En-suite to bedroom 1
- Driveway parking
- Stone's throw to local shops, schools and transport links
- Popular residential area
- Council Tax Band 'F' and EPC 'tbc'

A well presented and extended 4 double bedroom home, offering an excellent amount of living accommodation with a remodelled layout and set on a generous corner plot, in a small private road in Smallfield Village. The home is within a stone throw of local shops, schools and transport links, whilst being within close proximity to Horley town and its amenities.

The home is nestled in the corner of a private road, granting the benefit of the privacy and garden space that comes with such a property. On approach you will see the driveway parking for multiple vehicles and access to the home. A spacious entrance hall leading to all rooms and a staircase which leads to the first floor. The reception room is a versatile space, excellent for a play room, games room, office or even down stairs bedroom, with a window overlooking the front. Opposite, is the converted garage, another flexible use space, currently dressed as an office with window to front and side, and fitted fridge/freezer.

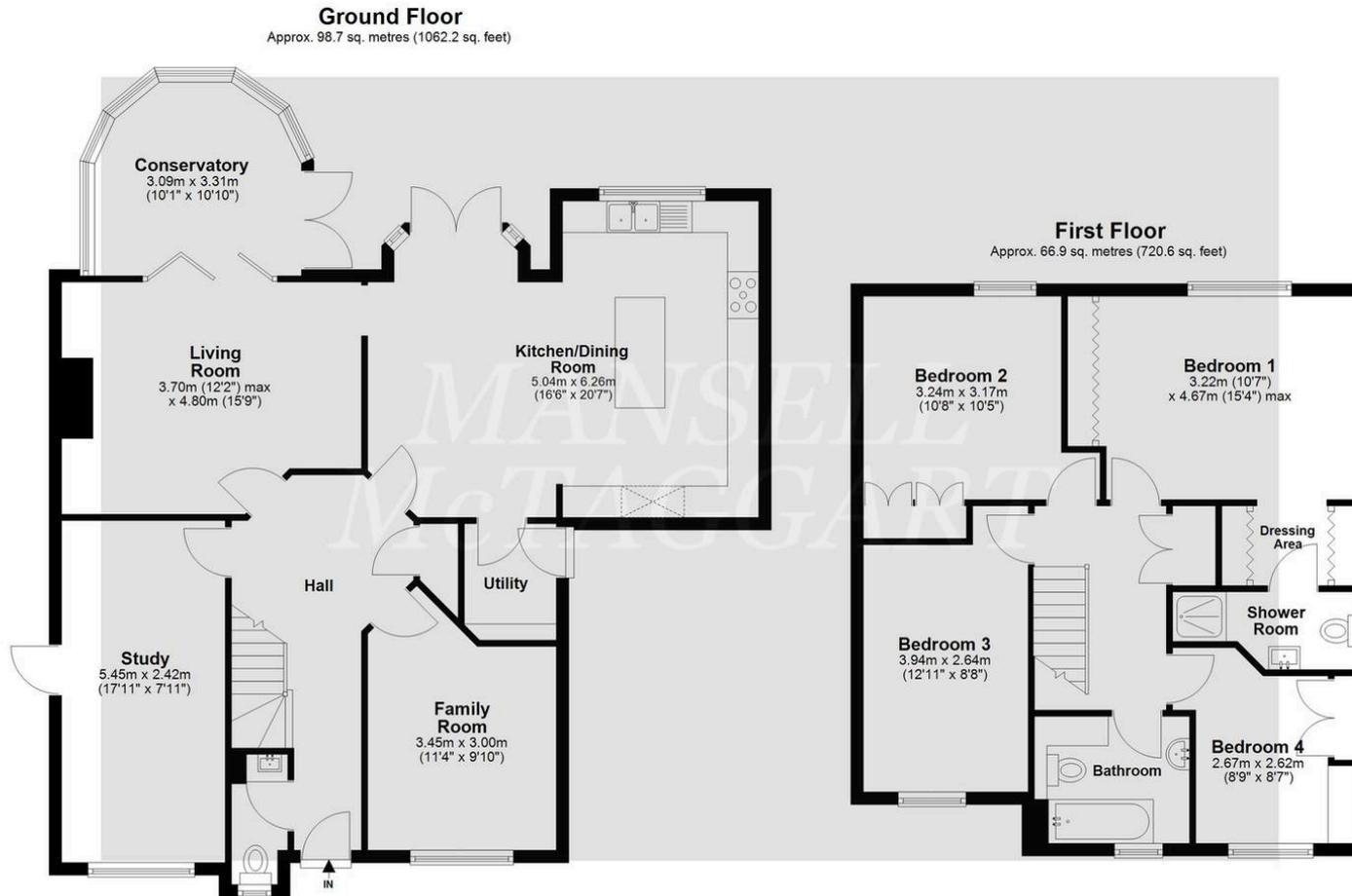


Continuing to the living room, which is a lovely bright space, there is ample accommodation for multiple large family sofas and any freestanding furniture you may wish. I also benefits from patio doors to the conservatory, with more space for furniture and uninterrupted views of the garden. The kitchen/dining room is a lovely open space, being extended and remodelled. With a host of wall & base units, fitted appliances and granite worksurfaces. There is also ample space for a 8+ person dining table, furniture and door to utility with further appliances and work surfaces.

Upstairs, a spacious landing gives access to all 4 double bedrooms, family bathroom, storage cupboard and loft. Bedroom 1 is well proportioned, easily housing a king size bed and furniture, benefitting from a newly installed en-suite shower room and fitted wardrobes. Bedrooms 2 and 3 are equally well proportioned, housing double beds and furniture, and bedroom 4 a smaller double room or very generous single. The bathroom is mainly tiled with a shower, bath, w/c and wash hand basin.

Outside, to rear is the very good sized garden. It is mainly laid to lawn, with a patio abutting the property. Is also wraps around the rear sides of the home and overlooks an abutting field. Furthermore, there is a large covered barbeque area.





Total area: approx. 165.6 sq. metres (1782.8 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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