



Smallfield Road, Horley

£800,000



**MANSELL
McTAGGART**
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- An attractive and redesigned 3/4 bedroom detached home situated within its grounds of approximately 3/4 of an acre (TBV)
- Light and airy entrance hall
- Dining room- Living room- Downstairs double bedroom
- Contemporary style downstairs bathroom/wet room
- Stunning kitchen/breakfast room overlooking the attractive rear garden
- Two further double bedrooms and a family shower room
- Large gated in-and-out driveway with wide access on either side of the house
- Garage with further outbuildings, all with light and power
- Council Tax Band 'E' and EPC 'E'

An attractive and well-designed 3/4 bedroom detached home situated on grounds of 0.75 acres (TBV).

The property is approached via a wide gated block paved in and out driveway with ample parking for plenty of cars. Spacious side access on both sides leads to the garden and garage. A step leads to the front porch and an oak front door. The light and airy entrance hall is a good size, with a fitted storage cupboard and plenty of space for shoes and coats. To the left of the property there is a dining room with a bay window to the front with ample space for an eight-person dining table and useful office space. This leads to the living room, which has plenty of space for two 3-seater sofas and freestanding furniture if needed; a feature cast iron log burner is positioned in the centre of the room with brick surround. French doors leading onto the patio entertaining space. The downstairs double bedroom has space for a king-size bed, also incorporating fitted mirrored wardrobes along one wall.



The downstairs contemporary-style bathroom/wet room comprises a bath with contemporary-style mixer taps and shower attachment, wash hand basin with storage under, heated towel rail, spotlights, a separate fountain shower head for the use of the wet area, and ceramic oversized contemporary-style tiling with frosted window to side. The kitchen/breakfast room is situated at the rear of the property. The kitchen has an extensive range of country-style wall and base units, sink unit, wooden effect work surface, space for Rangemaster oven, plumbing and space for dishwasher, washing machine, fridge/freezer, wine cooler, breakfast bar with seating for people, additional space for table and ceramic wall tiling.

Stairs from the entrance hall lead to the first-floor landing, where there are two large double bedrooms, both with fitted wardrobes and ample space for a king-size bed. The further shower room has a frosted window to the front, incorporating a shower cubicle, wash hand basin with storage under, low-level WC, partly tiled walls and recessed spotlights.

The rear garden is mainly laid to a formal lawn with a large patio abutting the rear of the property, great entertaining space comprises of a Pergola great for evening barbeques in the summer sunshine as the patio gets the sunshine all day. The knee-high wall has a gate with access to the main area of the lawn, with additional outbuildings with light and power, which could have versatile uses and additional log stores. One of the outbuildings currently used as a games room/snug with a working WC and basin. Most of the garden faces and overlooks the woodland beyond, with access via a pathway leading to further parts of the garden, attractive shrubs and flower beds are on most sides of the garden with mature hedge screening. This garden has been designed to be enjoyed all year round.





Total area: approx. 186.4 sq. metres (2006.2 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.

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