



Quebec Close, Smallfield

£725,000



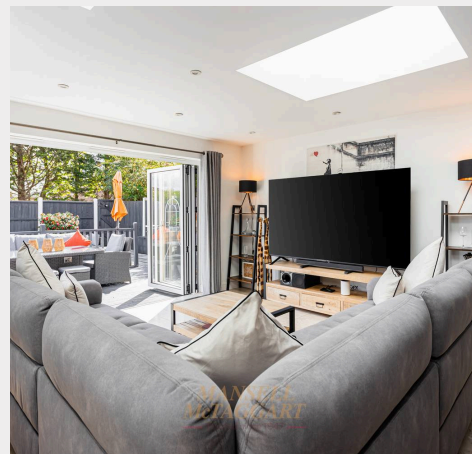
**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- 5 double bedroom detached family home
- 2 en-suites & a Jack and Jill bathroom
- Superb open plan living accommodation, with utility room and additional formal living room
- Garage & driveway parking
- Excellent condition throughout
- Converted loft room, with en-suite and walk-in wardrobe
- Landscaped garden
- Popular residential location
- Council Tax Band 'F' and EPC 'C'

A vastly extended and improved 5 double bedroom detached family home, boasting a superb open plan kitchen/dining area and finished in excellent condition throughout in a private cul-de-sac in Smallfield village. The home is within close proximity to Horley town centre, Smallfield Village, shops, schools, transport links and amenities.

Upon approach to the home, you immediately notice the curb appeal and significant works which have been undertaken. You will see the side access, garage accessed via an up and over door, and newly installed front door into the home. Entering, there is a large entrance hall and storage unit to house shoes and coats, with doors to the cloakroom, open plan living area and stairs to first floor. The cloakroom has a w/c and wash hand basin installed, with a window to front. Continuing to the open plan living space, which is a real highlight to the home you have the kitchen, living room and doors to the utility room, and formal dining room. Entering you will immediately notice the spacious layout and light flooding into the room via the multiple skylights and bi-folding doors overlooking the garden. There is a tasteful kitchen with a host of fitted appliances and granite worksurfaces.



Here, there is a lovely space for entertaining, easily accommodating multiple large sofas, 8+ person dining table and any freestanding furniture you may wish. The formal living room, is currently dressed as a games room, housing a pool table, however can easily house further sofas. This is versatile in use, as a playroom or even downstairs bedroom. The utility completes the downstairs accommodation, with further wall and base units, appliances and patio door.

On the first floor, you have 4 double bedrooms, family bathroom and staircase to the second floor. Bedrooms 1 and 2, are comfortably king size rooms, housing beds and furniture, with bedroom 1 benefitting from fitted wardrobes and a newly installed en suite shower room. Bedrooms 3 & 5 share an en-suite bathroom with Jack & Jill doors and are both easily double bedrooms, the larger of which has fitted storage cupboards. The family bathroom is of modern finish, housing all expecting sanitaryware and opaque window. The second floor is perfect for older children or a private suite, benefitting from a large bedroom, again comfortably housing a king size bed and furniture, there is also eaves storage, a stylish en-suite and a walk in wardrobe.

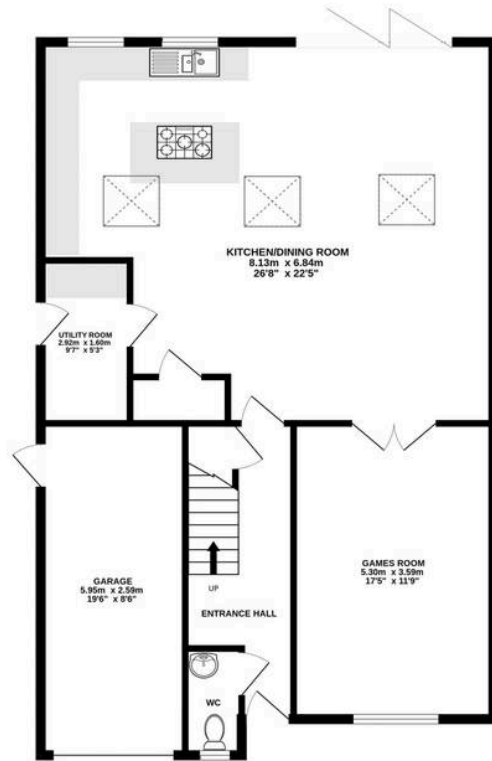
Outside, the home boasts a well proportioned garden, which has been recently landscaped. There is a large decked area abutting the home, and the remainder laid to lawn. You also have a large storage / lean to, to the side of the home, with a rear gate adjoining Broadbridge Lane, perfect for a cut through to bus stops, schools, schools etc.

#### Agents Note

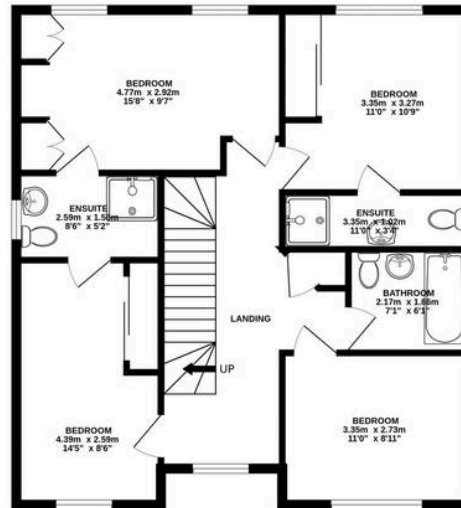
There is an annual service charge of £175.00. This information should be confirmed by your solicitor.



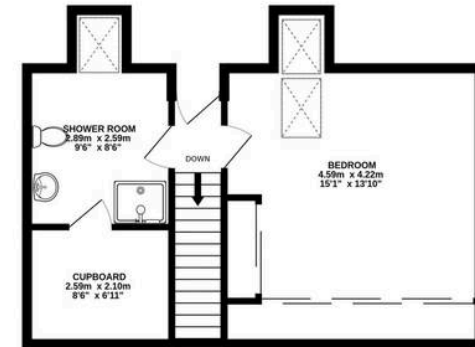
GROUND FLOOR  
101.0 sq.m. (1087 sq.ft.) approx.



1ST FLOOR  
70.7 sq.m. (761 sq.ft.) approx.



2ND FLOOR  
41.8 sq.m. (450 sq.ft.) approx.



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TOTAL FLOOR AREA: 213.5 sq.m. (2299 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Mansell McTaggart Horley

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