



Smallmead, Horley

Guide Price £450,000 - £475,000



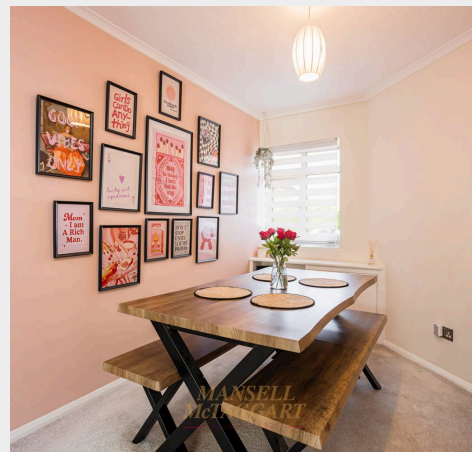
**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- No onward chain
- Modern two-bedroom semi-detached bungalow
- Situated in a desirable cul-de-sac location
- Stylish open-plan sitting/dining space
- Contemporary fitted kitchen
- Conservatory overlooking the rear garden
- Landscaped rear garden with patio and summer house
- Driveway parking and detached garage
- Council Tax Band 'D' and EPC 'D'

Introducing this beautifully presented two-bedroom semi-detached bungalow, situated within a desirable cul-de-sac location in Horley and offered to the market with no onward chain.

The property has been thoughtfully modernised and offers bright, stylish and well-balanced accommodation throughout, making it ideally suited to buyers looking for a home they can move straight into and enjoy. Set back from the road, the property is approached via a low-maintenance front garden and driveway, providing off-road parking and access to the detached garage.



Upon entering the home, you are welcomed into a practical entrance hall, which provides access to the principal accommodation. To the front of the property are two well-proportioned bedrooms, with the principal bedroom enjoying a large bay window which allows plenty of natural light into the room. The second bedroom offers excellent flexibility and would work well as a guest bedroom, study or hobby room, depending on requirements.

The main living space is positioned towards the rear of the home and is a particular feature of the property. The sitting room is bright, comfortable and tastefully presented, with a feature fireplace and a natural flow through to the dining area. This creates a sociable and versatile space for both relaxing and entertaining, while also offering flexibility for those who may wish to adapt the layout in the future.

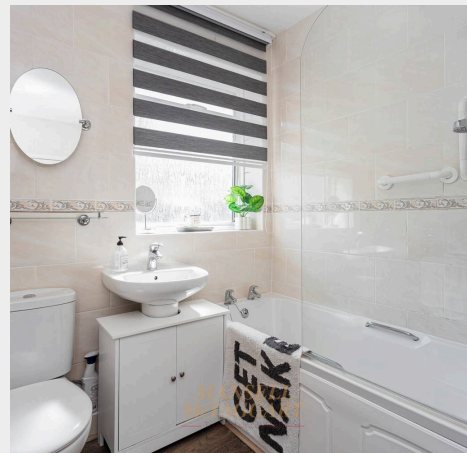
The kitchen is fitted with a modern range of units and work surfaces, offering a clean and practical space with room for appliances. To the rear, the conservatory provides an additional reception area overlooking the garden, creating a pleasant place to sit and enjoy the outlook.

The bathroom is fitted with a contemporary suite, comprising a bath with shower over, WC and wash hand basin.

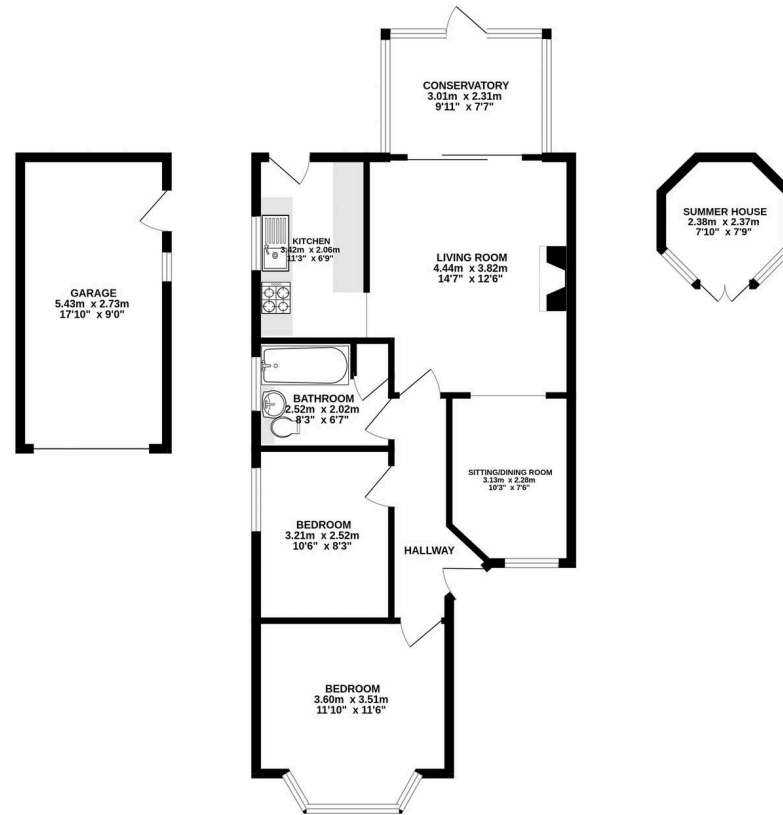
Externally, the rear garden has been attractively landscaped for ease of maintenance and enjoyment, featuring a patio seating area, lawn and summer house. The garden provides an excellent space for outdoor dining, entertaining or relaxing, while the detached garage and driveway add further practicality.

Smallmead is a popular residential cul-de-sac in Horley, conveniently positioned for access to local shops, amenities, Horley town centre, Horley train station, Gatwick Airport and surrounding transport links.

An internal viewing is highly recommended to fully appreciate the presentation, layout and position of this attractive bungalow.



GROUND FLOOR  
86.2 sq.m. (928 sq.ft.) approx.



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TOTAL FLOOR AREA: 86.2 sq.m. (928 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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