



Smallfield Road, Horley, RH6 9LR



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This spacious detached bungalow is a true gem, situated on a generous plot and offering modern living at its finest. Boasting a large and modern kitchen family room, this property truly embraces open-plan living and allows for effortless entertainment while overlooking the beautiful garden.

One of the standout features of this property is the generous principle bedroom, complete with an ensuite bathroom that includes a separate shower cubicle. This private retreat offers a peaceful haven to unwind and relax after a long day. Additionally, the property features a full annexe that has been seamlessly incorporated, providing a unique opportunity for multi-generational living. The annexe comprises its own ensuite and separate living area, ensuring complete independence and privacy, and even has its own boiler.

The interior living spaces continue to impress with their functionality and charm. An inviting L-shaped living/dining room features French doors that effortlessly lead to both the front and rear gardens, allowing for an abundance of natural light and a seamless indoor-outdoor flow. With four double bedrooms in total, there is ample space for a growing family or visiting guests, and a family shower room conveniently serves the additional bedrooms.



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This property also offers plenty of off-road parking on its private driveway, ensuring convenience for multiple vehicles. The rear garden has been beautifully maintained and showcases a large patio area, perfect for al fresco dining or simply basking in the tranquillity of the surroundings.

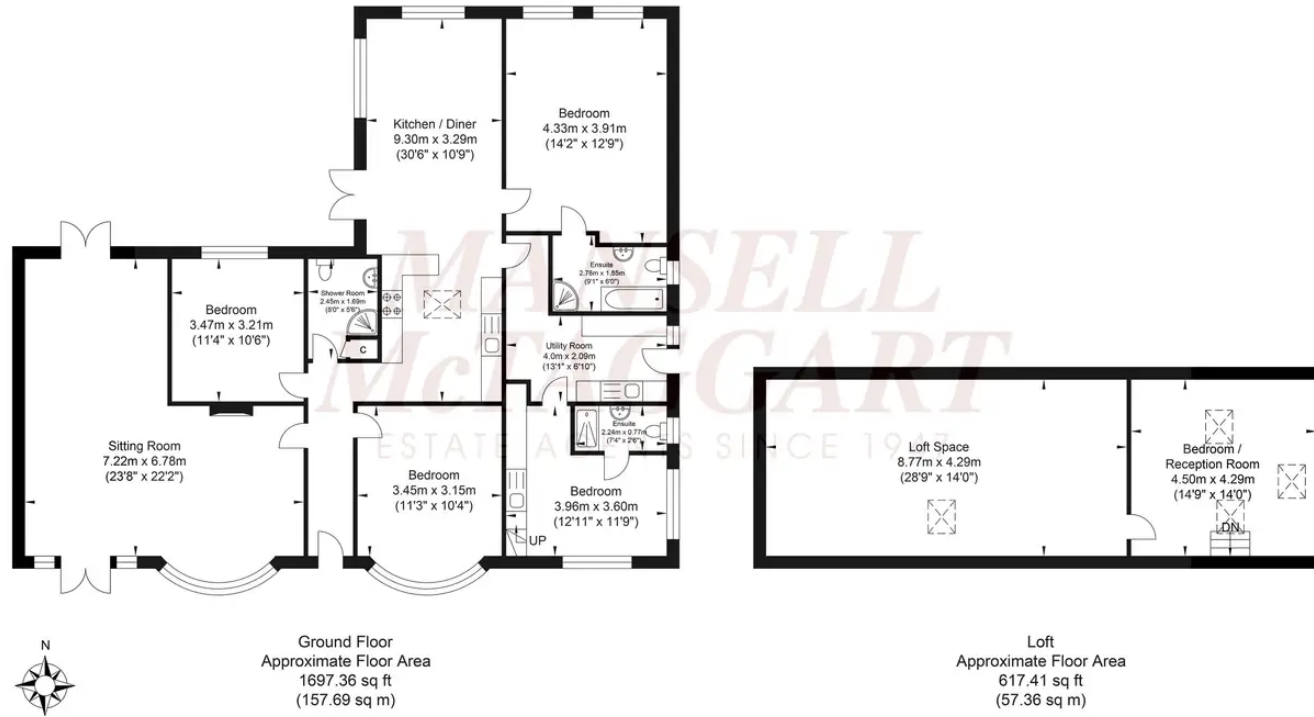
Energy efficiency is a key feature of this property, as it is equipped with PV solar panels complete with battery storage and a car charging point. This showcases the owners' commitment to sustainability and provides a notable cost-saving advantage. In addition, new double glazing throughout the property and a newly rendered front with a modern porch add to the overall value and appeal of this impressive home.

In conclusion, this property presents an exceptional opportunity for those seeking a spacious and modern bungalow with ample living space and privacy. With its annexe, beautifully maintained rear garden, and focus on energy efficiency, this property is certain to attract discerning buyers looking for a distinctive and sustainable home.

Council Tax band: D//Tenure: Freehold



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Approximate Gross Internal Area = 215.05 sq m / 2314.77 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horley

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