



Smallfield Road, Horley, RH6 9AT

£650,000 FREEHOLD



**MANSELL
McTAGGART**
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Nestled in a prime location within easy reach of Horley town centre, train station, local schools and bus routes taking you direct to Gatwick Airport and Redhill, this impressive three double bedroom detached family home offers a perfect blend of modern living and convenience. With the potential to extend, this property is the perfect canvas for those looking to create their dream home (subject to the necessary constraints).

As you step inside, you are greeted by a well-presented interior that exudes a sense of space and comfort. The spacious living room seamlessly flows into the dining room, where bi-folding doors open up to the south facing rear garden, filling the space with natural light and creating a seamless indoor-outdoor living experience.

The heart of the home, the fitted kitchen, is sure to impress with its granite work surfaces and a range of integrated appliances including a fridge/freezer, washing machine, dishwasher, eye-level oven, microwave combination oven, induction hob, and extractor hood, a pantry provides ample storage space. A separate W.C and internal study with fitted storage cupboards cater to the practical needs of modern living.

Venture upstairs to discover three generously sized double bedrooms, each offering a peaceful retreat at the end of the day. The spacious family bathroom features a bath and a separate walk-in shower, providing the perfect spot for relaxation and rejuvenation.



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But that's not all - the upstairs boasts a ducted air conditioning system and a positive input ventilation (PIV) unit, ensuring year-round comfort and a healthy indoor environment.

Outside, the property impresses from the moment you arrive, with a 5-bar gate leading to a large driveway offering off-road parking for multiple vehicles and an electric car charging point for the eco-conscious homeowner. A tandem garage with power and door to the front, as well as double doors to the rear, provides ample space for storage and convenience.

For those looking to work from home or create a unique space, a 3m x 4m cabin fitted with electrics offers endless possibilities.

Step out into the secluded rear garden, and you'll find a generous patio area with a pergola, brick-built BBQ, and pizza oven sets the scene for outdoor entertaining, while an expanse of lawn surrounded by fencing, mature hedging, and trees offers a peaceful and private outdoor retreat.

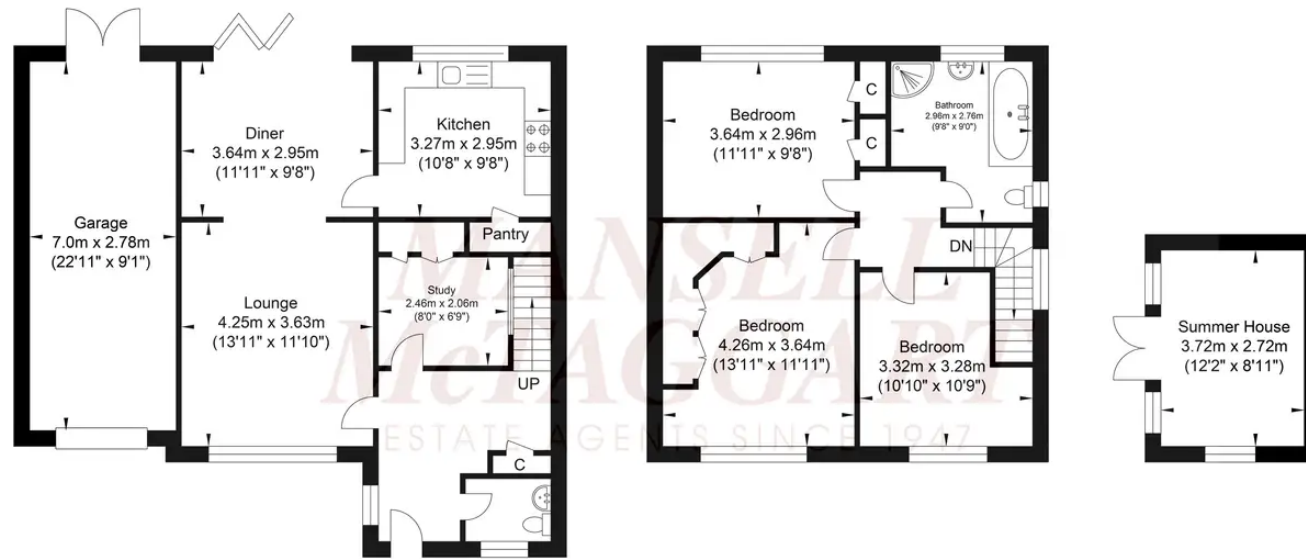


Don't miss the opportunity to make this stunning property your own - contact us today to arrange a viewing and experience the endless possibilities this home has to offer.

Council Tax band: E

Tenure: Freehold

Smallfield Road



Ground Floor
Approximate Floor Area
831.29 sq ft
(77.23 sq m)

First Floor
Approximate Floor Area
551.65 sq ft
(51.25 sq m)

Outbuilding
Approximate Floor Area
108.93 sq ft
(10.12 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 128.48 sq m / 1382.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horley

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