



Hayes Walk, Smallfield

Offers in Region of **£550,000**



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A well presented four double bedroom detached family home offered to the market with a complete onward chain with lots of potential for extension (STPP). Located in a quiet cul-de-sac location in the peaceful Smallfield village. Upon approach to the property, there is a double driveway up and over door to the garage, side access to garden and door to the property itself.

Upon entering the property you are greeted with a spacious entrance hall with ample space using coats and doors to the living room, kitchen, cloakroom, and stairs ascending to the first floor. The living room has been redecorated by the current owners and is a very generous proportion. The room has ample space for multiple large family sofas and any freestanding furniture you may wish, and is completed with a window to front, allowing lots of natural light. Stylish integrated media wall and electric fireplace and new laid flooring. A doorway leads to the dining room which could be made to be an open plan kitchen/diner and could be easily improved with a small extension (STPP) to rear which the garden could easily accommodate. Currently there is ample space for a 6+ person dining table and sliding door to rear. Further doorway lead to kitchen which is in need of minor cosmetic upgrades. There is a range of wall base units, fitted and freestanding appliances and a window and patio door rear continuing in the bright and airy theme to the property.



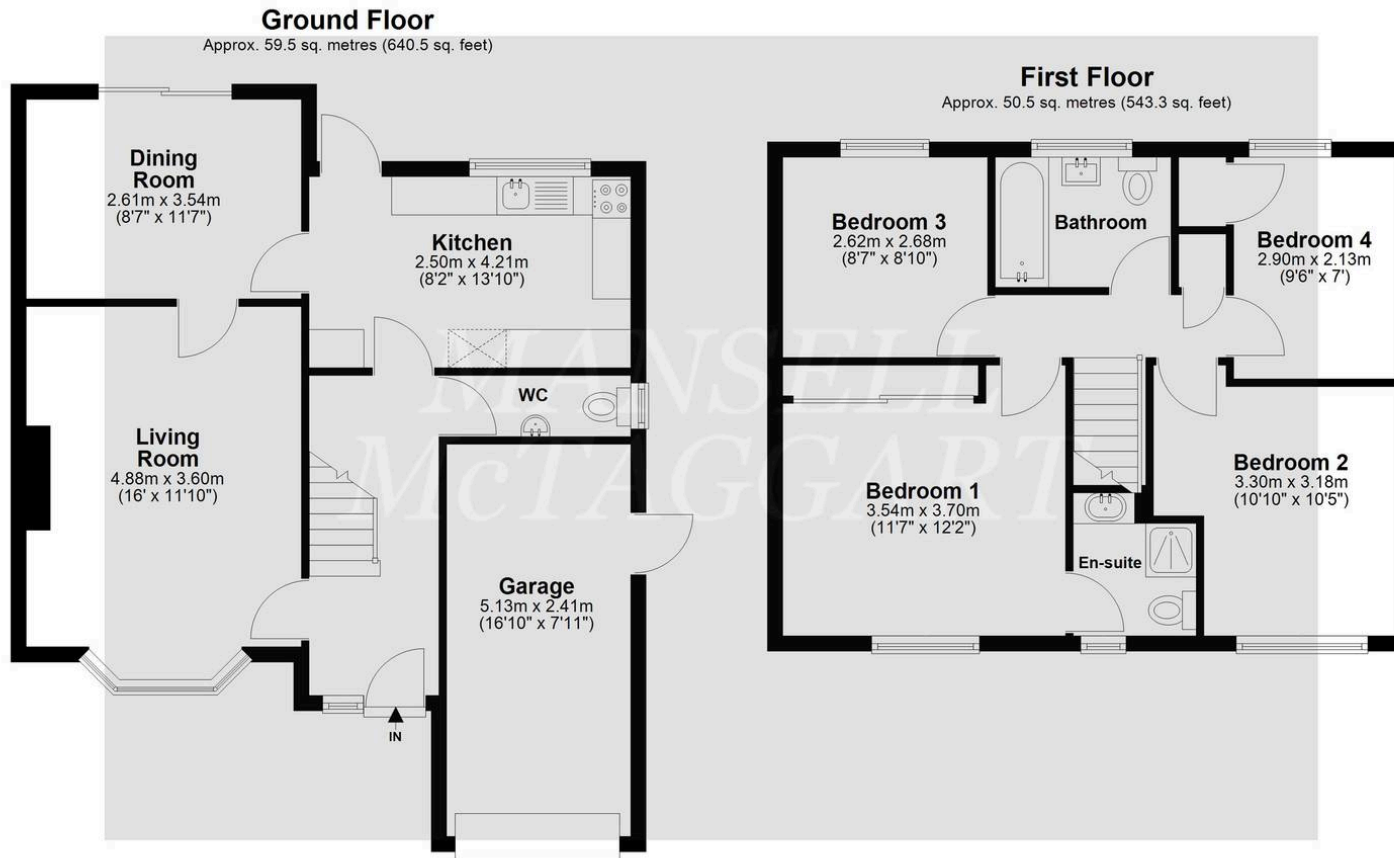
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Upstairs a spacious landing gives access to all four bedrooms, family bathroom, and loft which could be converted subject to relevant permissions. Bedrooms one and two are towards the front of the property, both are very generous rooms easily housing king-size beds and furniture with bedroom one benefiting from an en-suite. Bedrooms three and four are further double rooms with space for bed and furniture overlooking the rear garden and having picturesque views of fields behind. The family bathroom has been recently upgraded housing all appropriate sanitaryware you may need. Outside to rear, is a well-proportioned garden which is mainly laid to lawn with a patio area abutting the property. There is also a recently added seating area with pergola over and rear gate leading to fields behind.

Tenure: Freehold

- Four double bedrooms
- Integrated garage
- Private garden
- Excellent potential for extension (STPP) and remodelling
- Well proportioned rear garden with stunning views to rear
- Quiet cul-de-sac location
- Redecorated interior
- Located in Smallfield
- Council Tax Band 'F' and EPC 'D'





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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