



Smallfield Road, Horne

£525,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



Smallfield Road, Horley

We are delighted to offer to the market a beautiful renovated and extended 3-bedroom Victorian house, located in the desirable semi-rural area of Horne just on the outskirts of Smallfield Village. The property has a fantastic sized garden with many outbuildings, a driveway to the front of the property and an additional driveway with space for up to 6 cars.

On entering the property through a wooden porch, you are greeted with an entrance hallway with two large storage cupboards, stairs rising to the first-floor landing, and leading through to a good-sized living room to the front of the property with bay window and a brick open fireplace. Leading off from the hallway is the family bathroom, fitted with panelled bath with shower over, W.C, wash hand basin, heated towel rail and partly tiled walls.

To the rear of the house is the fantastic open plan kitchen/dining room which the current owners have added on, the space is flooded with natural light with French doors and 2 skylights. The kitchen area is fitted with a range of grey shaker style wall and base units with roll top work surfaces, there is a large kitchen island with a breakfast bar, wooden work tops and sink unit and there are also integrated appliances and space for an American fridge/freezer. The dining area also offers ample space for a large table and chairs.



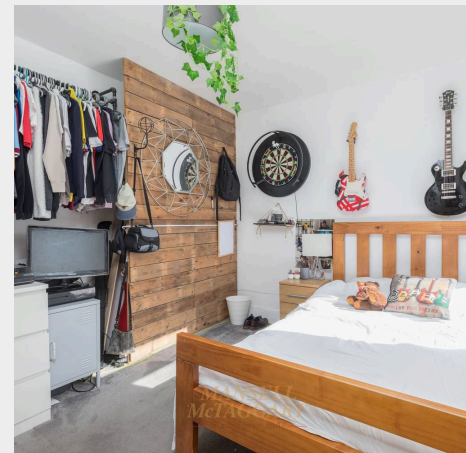
Smallfield Road, Horley

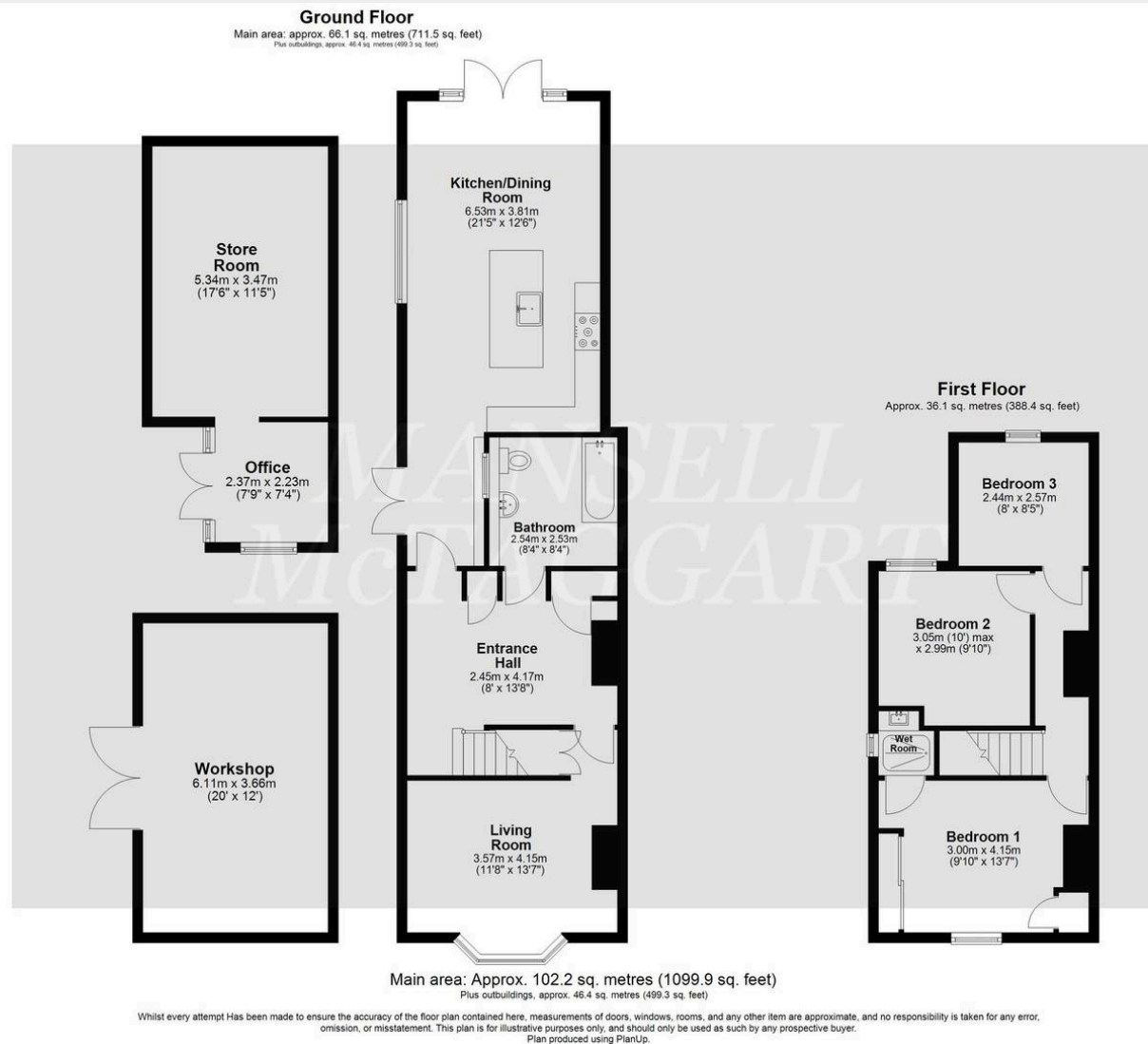
On the first-floor landing there are 3 good sized bedrooms, the master bedroom is also fitted with a modern shower room with shower cubicle and wash hand basin.

Outside to the front of the property there is a private gravel driveway with parking for 2 cars and a pathway leading down to the front door and rear garden. Additionally, to the front there is another driveway to the side of the adjoining house which offers space for parking for a further 6 cars.

The southeast facing rear garden is a key feature of this property, the long garden is mainly laid to lawn with mature shrub hedging and a large gravel patio area abutting the rear of the house. Within the garden there is a workshop, a large storeroom with an office attached and further sheds at the bottom of the garden.

- A renovated and extended 3-bedroom Victorian house
- Semi-rural location
- 2 driveways with parking for 8 cars
- Open plan modern kitchen/dining room
- Living room with bay window and open fireplace
- Downstairs bathroom
- 3 good sized bedrooms and a shower room to the master
- Large southeast facing rear garden backing on to fields
- Outbuildings including home office, storage room, workshop and further garden sheds
- Council Tax Band 'D' and EPC 'D'





Mansell McTaggart Horley

Mansell Mc Taggart, 3 Central Parade Massetts Road – RH6 7PP

01293 228228

horley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/horley