



Woodside Crescent, Smallfield

Guide Price £450,000 – £475,000



**MANSELL
McTAGGART**
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A well presented and sizable three double bedroom semi-detached family home, originally built in 1956 by Croudace Homes, which has been extended and converted into a superb family space whilst also being sat on a generous corner plot in the popular residential area within Smallfield village.

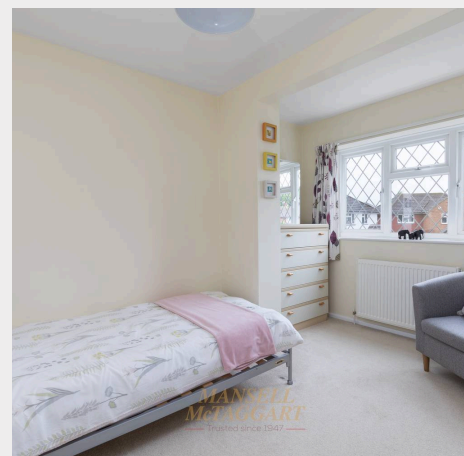
On approach to the property, you will notice driveway parking, the extended garage to the side and entrance to the main property. Entering there is spacious hallway giving access to the converted garage, now used as a playroom/office or bedroom, the living/dining area and the kitchen. The living/dining area is a well-proportioned room with ample space for all necessary family furniture, with window to front and French doors to the conservatory which is used as a further reception room, where you have French doors and windows to rear which allow in lots of natural light. The kitchen is of a modern décor with a range of wall and base units with roll top work surfaces over and space for appliances. Here there are further doors and window to rear and door to the double garage.

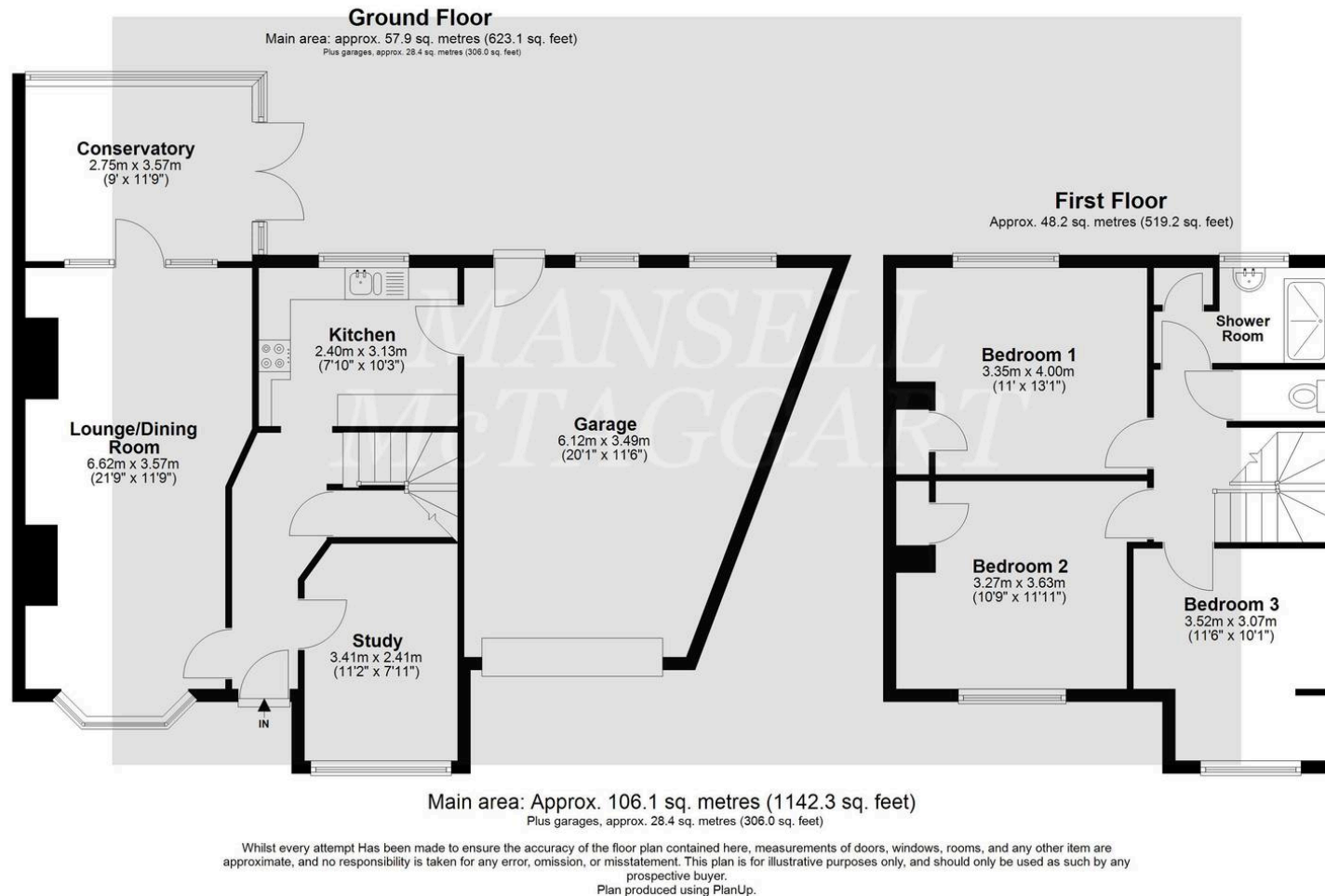
Heading up a half spiral staircase where there is a window allowing in lots of natural light you have a hallway. This gives access to all three double bedrooms, where the property has been previously extended to front, the cloakroom and shower room. There is also access to the loft where there is potential for extension (STPP).



Outside the property to the rear there is a sizeable garden. There is ample space for extension to the rear (STPP) either in place of the conservatory or wrap around to meet the garage. The garden is mainly laid to lawn with a patio area abutting the property with a host of mature trees and shrubs. There is also rear door to the garage, this is a superb addition to the property and even offers further potential with parking for numerous vehicles or excellent potential for extension both in terms of conversion and extension over the top (STPP).

- Extended three bedroom semi-detached family home
- Generous corner plot
- Three double bedrooms
- Conservatory
- Converted garage with extended double garage to side
- Popular residential area in Smallfield village
- Close proximity to bus stops, Gatwick Airport and local schools
- Council Tax Band 'E' and EPC 'D'





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