



Thistle Way, Smallfield, Horley

In Excess of £340,000



**MANSELL  
McTAGGART**  
Trusted since 1947



- Two double bedrooms
- Garage en-bloc
- Allocated parking
- Private garden
- Tastefully renovated and upgraded throughout
- Open plan living accommodation
- Downstairs cloakroom
- Popular residential area
- Located in a peaceful village setting
- Council Tax Band 'D' and EPC 'C'

A well presented 2 double bedroom, mid terrace home, lovingly upgraded throughout benefiting from allocated parking and a garage en-bloc. The property is tucked away in a quiet estate on the outskirts of the village, however still accessible to Horley town and its amenities.

Inside, the property you are greeted by an entrance hall, with space for shoes and coats and doors to the open plan living space and cloakroom. The open plan living space has been upgraded, there is ample space for family sofas, dining table and any freestanding furniture. The room benefits from newly laid flooring underfoot and dual aspect windows and doors flooding the room with light and an understairs storage cupboard. The kitchen has been refitted, with stylish wall and base units, integrated dishwasher, new work surfaces, fitted/freestanding furniture and newly fitted boiler with 7 years guarantee.



Upstairs, a well proportioned landing leads to both generous bedrooms, family bathroom and loft. Bedroom 1 is a good size, easily accommodating a king size bed and furniture, with ample space for storage cupboards and other furniture. Bedroom 2 is also a good size, with space for a double bed and furniture. The family bathroom is fully tiled and houses all expected sanitaryware.

Outside to rear, is a private garden. It is been recently landscaped with raised flower beds, a lawned area and a decking. There is also a storage shed.

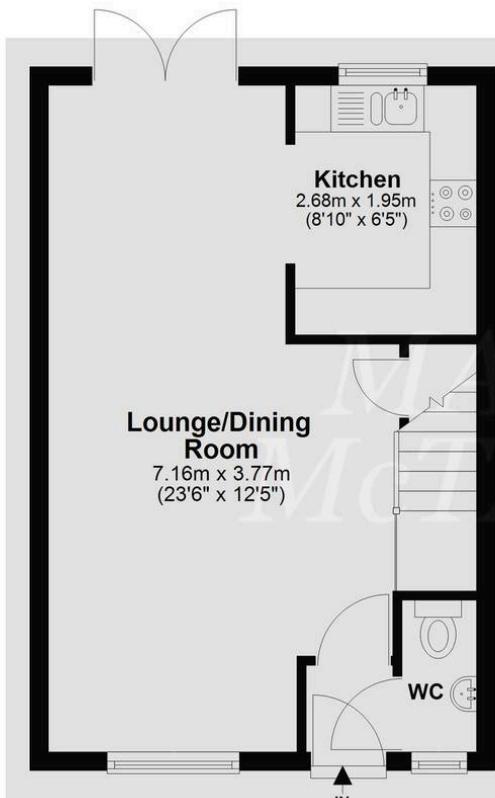
#### Location

The property is situated in the village of Smallfield, which boasts a range of local amenities including a co-op, local butchers, greengrocers, doctors' surgery and chemist. This property within close proximity to Horley town centre and railway station providing services to London and the South Coast. There are frequent bus services that run to Redhill, Horley and Crawley. For more extensive, Crawley and Reigate town centres are approximately 15 minutes' drive. Gatwick Airport and the M23/M25 are also within easy reach.



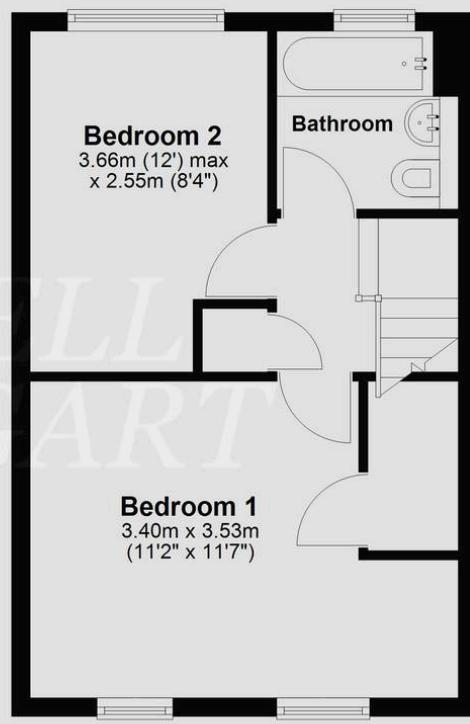
## Ground Floor

Approx. 32.9 sq. metres (354.5 sq. feet)



## First Floor

Approx. 32.7 sq. metres (351.5 sq. feet)



Total area: approx. 65.6 sq. metres (706.1 sq. feet)

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.

# 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](http://www.mansellmctaggart.co.uk/branch/horley)

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