



Connells

Smallfield Road
Horne Horley

Smallfield Road Horne Horley RH6 9JP

for sale
£950,000



Property Description

An impressive detached six double bedroom residence nestled away within a sought-after location within Horne. Sympathetically renovated and extended this charming home is ideal for a growing family looking for exceptional entertaining space or a purchaser after a quiet and peaceful atmosphere.

The property is tastefully updated throughout in recent years and provides further scope for enlargement (subject to relevant planning permission).

In brief, the property comprises of an entrance porch, spacious entrance hall, five double bedrooms (three with en-suites), utility room, conservatory, shower room, W.C., openplan lounge leading into magnificent bespoke House Beautiful fitted high end light and airy kitchen with an array of integrated Bosch appliances, Minerva worktops, wine fridge, etc. The kitchen really is the heart of the home and is perfect for entertaining flowing into the dining room. With a vast amount of storage and work top space, it is ideal for a budding chef looking to showcase their culinary skills.

Upstairs there is bedroom four with built-in wardrobes and bathroom. Bedroom four boasts a beautiful roof top terrace with exceptional views of your charming private rear garden.

Outside, the property has a generous private rear garden with well-established mature trees, patio and laid to lawn area. There is also ample amount of parking on the shingle

gated driveway.

Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

Entrance Porch

Entrance Hall

W.C

Shower Room

Study / Bedroom Six

11' 5" max x 9' 2" max (3.48m max x 2.79m max)

Lounge

11' 3" max x 17' 2" max (3.43m max x 5.23m max)

Breakfast / Dining Room

26' 2" max x 25' 8" max (7.98m max x 7.82m max)

Kitchen

15' 9" max x 16' 5" max (4.80m max x 5.00m max)

Conservatory

12' 10" max x 10' 9" max (3.91m max x 3.28m max)

Utility Room

6' 2" max x 5' 8" max (1.88m max x 1.73m max)

Bedroom Five

14' 4" max x 10' max (4.37m max x 3.05m max)

Bedroom Two

11' 9" max x 17' 4" max (3.58m max x 5.28m max)

En Suite

Bedroom One

18' 6" max x 11' 2" max (5.64m max x 3.40m max)

En Suite

Bedroom Three

18' 6" max x 11' 2" max (5.64m max x 3.40m max)

First Floor

Bedroom Four

20' 2" max x 16' 5" max (6.15m max x 5.00m max)

Bathroom

12' 6" max x 11' 8" max (3.81m max x 3.56m max)

Roof Terrace

Driveway

Rear Garden

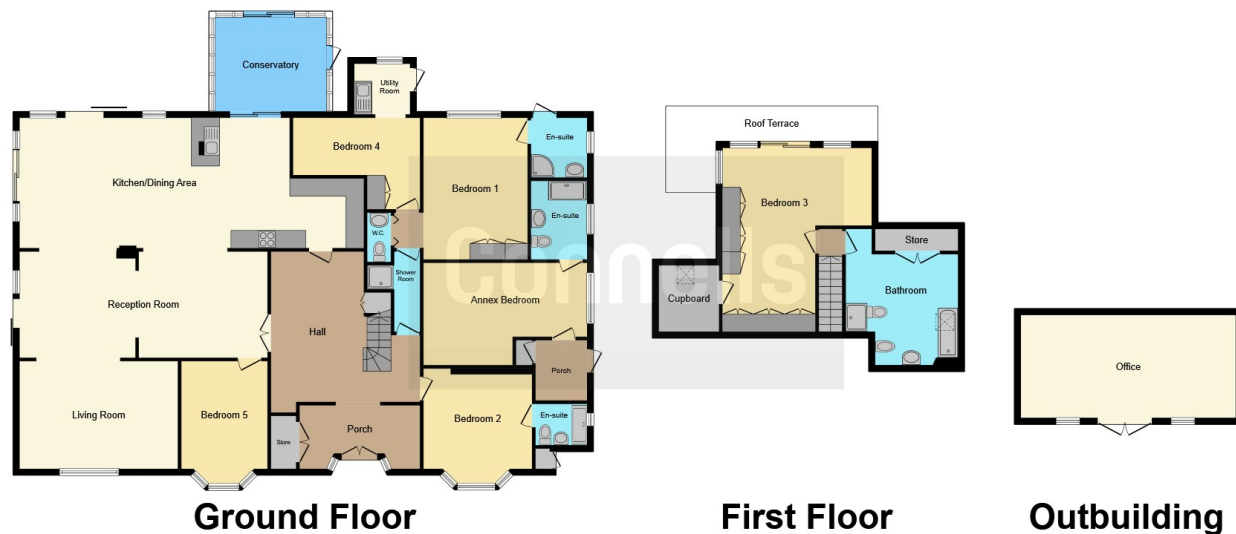
Office

23' 6" max x 11' 1" max (7.16m max x 3.38m max)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: F

Tenure: Freehold

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