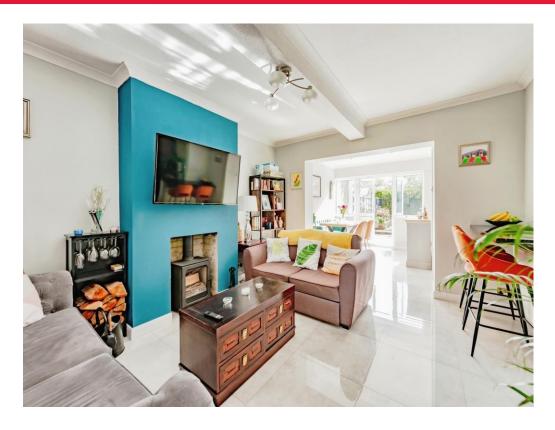


Connells

Smallmead Horley







## **Property Description**

Offering spacious living and bedroom accommodation, this three-bedroom chalet bungalow is immaculately presented throughout.

Through the front door, the property is conveniently laid out with the two ground floor bedrooms and shower room to the front of the property, and the open planned living accommodation at the rear, leading out to the back garden.

The kitchen and lounge area are separated by a breakfast bar, which then leads on through an archway in to the dining area and another separate reception room which could be converted in to a study or snug area.

This whole space is very neutrally decorated with a feature fireplace housing the log burner. There are two downstairs double bedrooms, with the larger benefiting from a feature bay window to the front and built in wardrobe space.

There is handy storage space under the stairs for shoes, coats etc with the stairs leading to the third double bedroom on the first floor as well as another WC.

Externally, there are low maintenance front and rear gardens. At the front, there is driveway parking for multiple vehicles and access to the garage through an up and over door.

There is a small area of lawn and mature shrub borders for privacy. The rear garden is fully paved offering a low maintenance garden. There is a greenhouse, shed and access in to the garage.

#### **Entrance Hall**

Laminate flooring, radiator

### Lounge

13' 10" max x 12' 2" max ( 4.22m max x 3.71m max )
Multi fuel burner, tiled floor

# **Dining Room**

10' 7" max x 9' max ( 3.23m max x 2.74m max )

Double glazed french doors and window to rear, tiled floor

## **Family Room**

9' x 9' 10" ( 2.74m x 3.00m )

Two double glazed doors to rear and side, double glazed window to rear, radiator, tiled floor

#### Kitchen

11' 3" max x 6' 4" max ( 3.43m max x 1.93m max )

Eye level and base units, space for washing machine and dishwasher, double electric oven, gas hob

### **Bedroom One**

12' 3" max x 13' 11" max ( 3.73m max x 4.24m max )

Two velux windows to rear and side, eaves storage, radiator

### **En Suite**

W.C, wash hand basin, storage

#### **Bedroom Two**

11' 4 " max x 10' 10" into bay ( 3.45 m max x 3.30 m into bay )

Double glazed window to front, laminate flooring, radiator

## **Bedroom Three**

9' max x 8' 2" max (2.74m max x 2.49m max) Double glazed window to side, radiator, laminate flooring

### Bathroom

Double glazed window to side, shower cubicle, wash hand basin, W.C, airing cupboard

#### Rear Garden

Patio, door to garage, timber built shed with power and light







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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Tenure: Freehold





<sup>1.</sup> MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

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