



**Connells**

Toronto Drive  
Smallfield Horley



Toronto Drive  
Smallfield, Horley RH6 9RB

for sale  
**£650,000**



### Property Description

This impressive 4-bedroom detached house is located in the sought-after Canada development in Smallfield, Horley.

The property boasts a spacious lounge featuring French doors that open onto a recently updated rear garden, offering seamless indoor-outdoor living.

The front-facing dining room is perfect for family meals, while a separate study provides a quiet space for work or relaxation.

The ground floor also includes a convenient downstairs WC, a modern kitchen with fitted appliances, and a practical utility area.

Upstairs, you'll find three generously sized double bedrooms, as well as a single bedroom each benefitting from air conditioning.

The master bedroom benefits from its own en-suite shower room, while the family bathroom, fitted to high standards, serves the remaining bedrooms.

The rear garden has been thoughtfully updated, featuring patio areas at each end, high-quality astroturf lawn, and a shed, with side access for ease.

To the front, there's access to a garage that has been divided into two sections, providing ample storage space.

The property also offers driveway parking for two vehicles, making it both practical and convenient for family living.

This home combines comfort, style, and functionality, ideal for modern family life.

## Entrance Hall

Radiator

## Study

12' 2" x 7' 5" ( 3.71m x 2.26m )

Double glazed window to side

## Lounge

14' 7" max x 14' 7" max ( 4.45m max x 4.45m max )

Double glazed window to rear, French doors to rear, radiator

## Dining Room

12' 6" x 8' 8" ( 3.81m x 2.64m )

Double glazed bay window to front, radiator

## Kitchen

10' 6" x 8' 8" ( 3.20m x 2.64m )

Double glazed window to rear, eye level and base units, work surfaces, electric oven, gas hob, integrated dishwasher, stainless steel sink with drainer

## Utility Area

8' 8" x 5' 4" ( 2.64m x 1.63m )

Space and plumbing for washing machine and tumble dryer, work surfaces, eye level and base units, side door

## Landing

Access to loft, airing cupboard, radiator

## Bedroom One

11' 7" max x 10' 5" max ( 3.53m max x 3.17m max )

Three double glazed windows to front, built in wardrobes, radiator, air conditioning

## En Suite

Double glazed window to side, shower cubicle, wash hand basin, W.C, heated towel rail, extractor fan

## Bedroom Two

10' 11" max x 9' 3" max ( 3.33m max x 2.82m max )

Double glazed window to rear, built in wardrobes, radiator, air conditioning

## Bedroom Three

9' 5" x 7' 10" ( 2.87m x 2.39m )

Double glazed window to rear, storage cupboard, radiator, air conditioning

## Bedroom Four

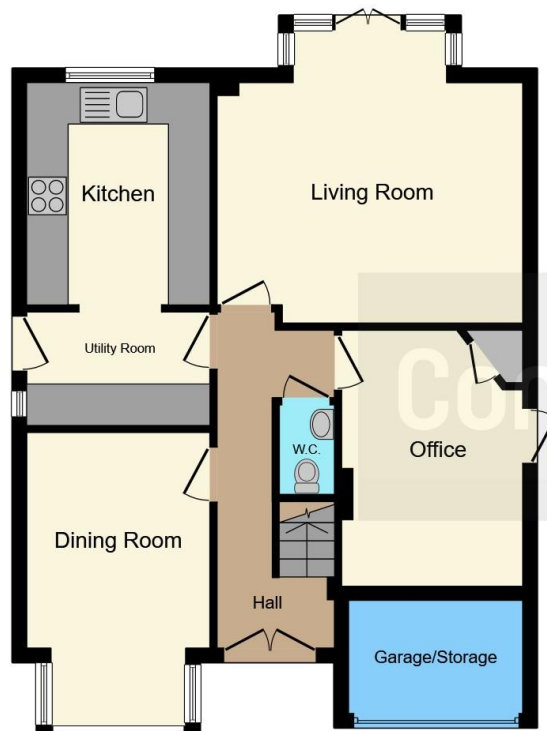
9' 2" x 8' 7" ( 2.79m x 2.62m )

Double glazed window to front, cupboard, radiator, air conditioning

## Bathroom

Double glazed window to rear, wash hand basin, W.C, bath with shower, heated towel rail, extractor fan





**Ground Floor**



**First Floor**

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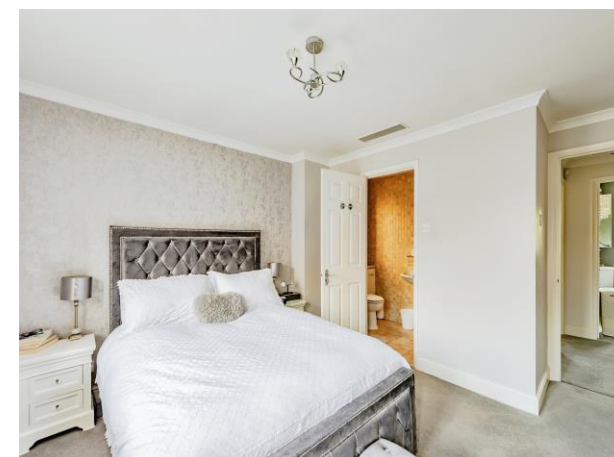
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**EPC Rating: C**

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Tenure: Freehold



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