



Connells

Kings Mead
Smallfield Horley

Kings Mead Smallfield Horley RH6 9QR

for sale
£550,000



Property Description

This spacious and well-presented 4-bedroom semi-detached house is the perfect home for a growing family or those seeking multi-generational living. The property offers versatile living accommodation, including a self-contained 1-bedroom annex with its own private entrances to both the front and rear gardens.

On the ground floor, you'll find a convenient downstairs bedroom/second reception room, which can easily be adapted to suit your needs. The open-plan lounge, kitchen, and dining area create a bright, sociable space, with double doors leading out to the private rear garden, seamlessly blending indoor and outdoor living. A WC is also located on the ground floor for added convenience.

Upstairs, the property features three well-sized bedrooms and a family bathroom.

The self-contained annex is a standout feature, offering complete privacy with its own entrance and providing a comfortable living space. The annex includes an open-plan living and kitchen area, a shower room, a utility room, and a spacious bedroom, perfect for independent living. Whether for a teenage or elderly relative the annex ensures everyone has their own space while still being close to the main household.

The property also benefits from driveway parking at the front, providing off-road parking for multiple vehicles, and a private rear garden, providing off-road parking for multiple

vehicles, and a private rear garden, perfect for outdoor relaxation and entertaining.

Entrance Hall

Double glazed window to front, storage cupboard, radiator

Cloakroom

Wash hand basin, W.C,

Lounge

10' 10" x 20' 2" (3.30m x 6.15m)

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

Dining Area

10' 6" x 8' 9" (3.20m x 2.67m)

Radiator

Kitchen

9' 8" x 9' 2" (2.95m x 2.79m)

Eye level and base units, work surfaces, electric oven, gas hob with extractor hood over, tiled splashback surround

Bedroom One/Reception Room

14' 3" x 9' 3" (4.34m x 2.82m)

Double glazed window to front, radiator

Landing

Double glazed window to side, access to loft

Bedroom Two

14' 7" max x 9' 3" (4.45m max x 2.82m)

Double glazed window to rear, radiator

Bedroom Three

8' 11" x 8' 9" to wardrobes (2.72m x 2.67m to wardrobes)

Double glazed window to front, built in wardrobes, radiator

Bedroom Four

8' 3" x 6' 8" (2.51m x 2.03m)

Double glazed window to front, storage cupboard, radiator

Bathroom

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

Annex

Kitchen / Living Area

28' x 9' 5" (8.53m x 2.87m)

Double glazed window to front and side, eye level and base units, work surfaces, electric oven, electric hob with extractor hood over, space for fridge/freezer. space and plumbing for washing machine

Utility

Bedroom 5

14' 2" x 12' 2" (4.32m x 3.71m)

Double glazed window to rear, radiator

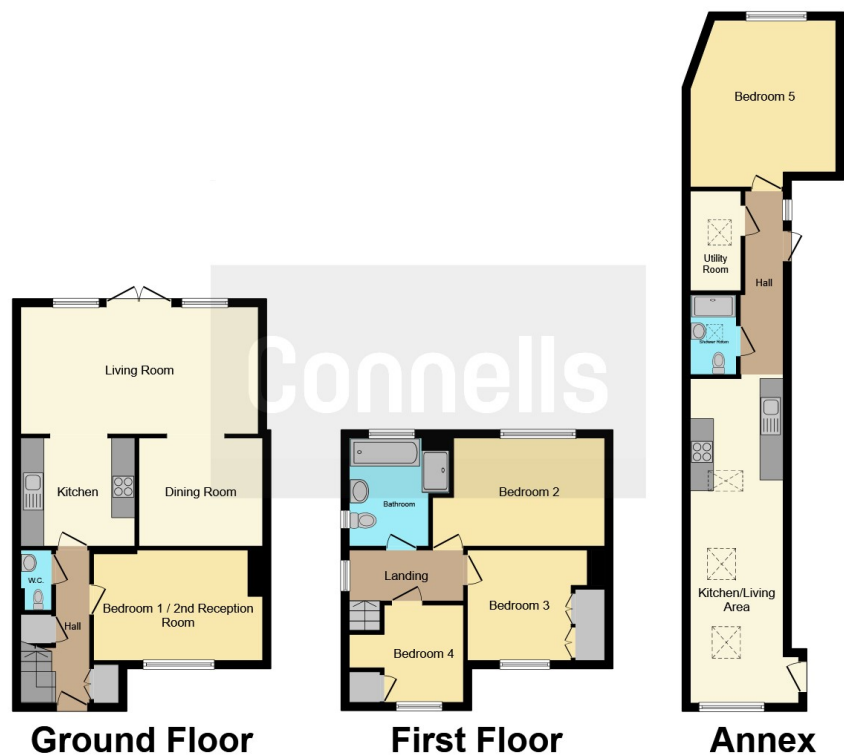
Bathroom

Shower cubicle, wash hand basin, W.C, heated towel rail









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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T 01293 785 346
E horley@connells.co.uk

30 High Street
 HORLEY RH6 7BB

EPC Rating: D

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Tenure: Freehold



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