



**Toronto Drive, Smallfield, Horley, RH6 9RB**



**welcome to**

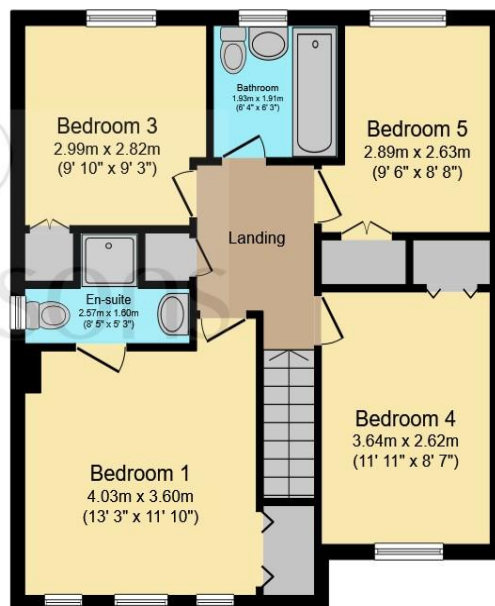
## **Toronto Drive, Smallfield Horley**

This substantial and well-presented four bedroom detached property offers versatile accommodation, designed with both family living and entertaining in mind. With multiple reception rooms, two en-suite bedrooms, and a generous garden, this home provides the perfect balance of space and comfort.





**Ground Floor**



**First Floor**

Total floor area 138.8 m<sup>2</sup> (1,494 sq.ft.) approx

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](http://www.focalagent.com)

## Externally

The garden comes with a patio area ideal for entertaining which leads to a generous lawn area with mature shrub borders. Side access adding convenience for family and gardeners.

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## Toronto Drive, Smallfield Horley

- Substantial four bedroom detached family home
- Bright family room with bay window
- Spacious lounge leading to dining room with skylights and garden access
- Modern fitted kitchen with integrated appliances and direct garden access
- Flexible ground floor bedroom/ office with en-suite - perfect for guests or multi generational living

Tenure: Freehold EPC Rating: C

Council Tax Band: E

Offers over

**£600,000**



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Property Ref:  
CRA111552 - 0003

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## Property Description

Set within a sought-after residential location, the property benefits from a large driveway with space for multiple vehicles, a neatly kept front lawn, and side access to the rear garden. The welcoming frontage sets the tone for the spacious interiors that await inside.

A large and inviting hallway greets you upon entry, complete with stairs rising to the first floor. The hallway provides direct access to the main living spaces, offering a natural flow throughout the home. The family home positioned at the front of the property, this bright and welcoming room enjoys an abundance of natural light from a striking bay window. The versatile space is perfect for everyday family living. Downstairs bedroom two/office is a well-proportioned room filled with natural light, featuring its own door to the side of the property and a private en-suite shower room. This is an ideal space for guests, older children, or multi-generational living.

To the rear of the property is the heart of the home, this spacious kitchen is fitted with a comprehensive range of wall and base units, complemented by work surfaces, under-cabinet lighting, and integrated appliances. A door opens directly to the garden, creating a seamless indoor-outdoor connection. To the rear, the lounge offers a generous living space with ample room for multiple sofas and freestanding furniture. Its position makes it the perfect retreat for relaxing with family. Flowing directly from the lounge, the dining room is an impressive space enhanced by skylights that flood the room with natural light. There is ample space for a 8-seater dining table and chairs, making it ideal for entertaining. Double doors open into the garden, further extending the living space during warmer months.

Upstairs the primary bedroom is a generous double bedroom situated to the front of the property, complete with fitted wardrobes and its own en-suite shower room. Bedroom four is another large, front-facing bedroom with fitted wardrobes, offering excellent storage. Bedrooms three and five are located at the rear, both bedrooms are well-proportioned doubles, each with fitted wardrobes, making them practical and family friendly. The family bathroom is a modern three-piece suite comprising of a WC, wash basin and bath.

Please note the marker reflects the postcode not the actual property

  
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