

Horley

01293 783311
Andrewsonline.co.uk

Andrews 



Smallfield, Surrey

Offers in the region of
£350,000

Energy Efficiency Rating: C

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**Beautifully presented and updated throughout,
pick your furniture up and move straight in.**



Smallfield is a small village on the outskirts of Horley. It offers a local Co Op, post office and a number of privately owned business. There are also a local primary schools and open country side for dog walkers and a country pub.

Refurbished through out by it's current owners, all you have to do is pick your furniture up and move in . Walking through the front door there is a lovely feeling of open space as well as it being light and airy. There is a newly fitted kitchen area a perfect social space, which then opens into the dual aspect lounge/diner. There is the added bonus of double glazed patio doors leading out to the rear garden. Upstairs there are two double bedrooms and a lovely modern family bathroom great for unwinding in after a hard day. Outside there is a mature rear garden, timber shed and with a garage en bloc with parking set to the front, what more could you ask for. No forward chain offered.

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Summary

- Semi Detached
- 2 Double Bedrooms
- Lounge/Diner
- New Kitchen
- New Bathroom
- Garage & Parking
- End of Chain

Highlights



Approx 585 SQ FT (54.4 Sq Meters)



Smallfield Village Parade - 0.5 Miles
(inc Co-Op, Butchers, Grocers, Hairdressers,
Pharmacy & Post office)



Burstow Primary School - 0.6 Miles

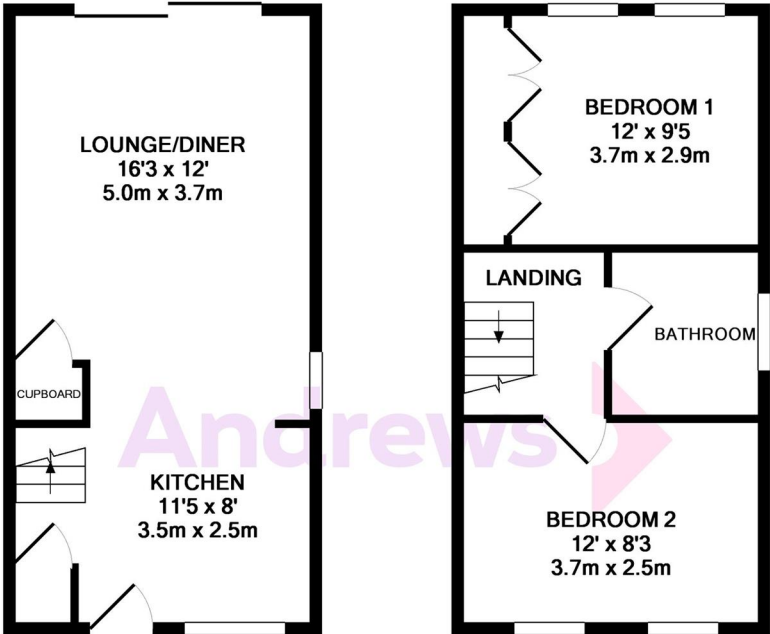


Horley Train Station - 3.0 Miles

Interested in this property?

For viewings and advice please get in touch with our Horley
branch on 01293 783311

| Energy Efficiency Rating | | | Environmental (CO ₂) Impact Rating | | |
|---|---------|-------------------------|---|---------|-------------------------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | | (92-100) A | | |
| (81-91) B | | 88 | (81-91) B | | |
| (69-80) C | 69 | | (69-80) C | | |
| (55-68) D | | | (55-68) D | 68 | 57 |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC | England & Wales | | EU Directive 2002/91/EC |



GROUND FLOOR
APPROX. FLOOR
AREA 293 SQ.FT.
(27.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 293 SQ.FT.
(27.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 585 SQ.FT. (54.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatement, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

Disclaimer

We haven’t tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they’re on an ‘as seen’ basis.

You should only use floor plans as a general guide to room layout and design, as they’re not exact. You can find out how we’ve measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches.

If you’re interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we’ve said about the property, are part of an offer or contract, and we can’t guarantee their accuracy.