



Toronto Drive, Smallfield  
£650,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —





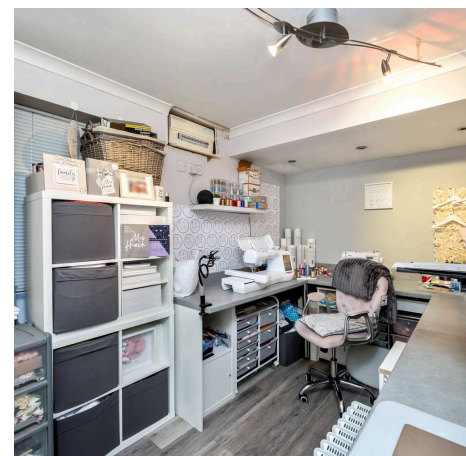
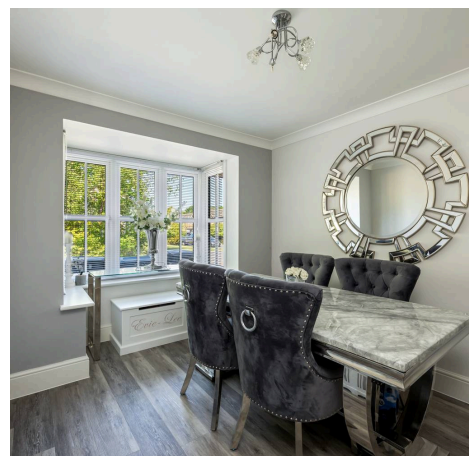


- 4-bedroom detached family home
- Modernised and redecorated throughout
- Landscaped garden
- Off street parking/driveway for two cars
- Downstairs office and utility room
- En-suite from master bedroom
- Air conditioning fitted with each upstairs bedroom
- Council Tax Band 'E' and EPC 'C'

Mansell McTaggart are proud to present this beautifully presented four-bedroom detached home, located within the highly regarded Canada Development in Smallfield. This exceptional residence offers a superb blend of contemporary design and practical family living. Recently renovated and finished to a high standard throughout, the property boasts generous internal space, modern fittings, and a thoughtfully landscaped rear garden.

The ground floor is centred around a welcoming entrance hall that leads to a spacious lounge, where French doors open directly onto the rear garden, inviting natural light and providing seamless indoor-outdoor living. A formal dining room at the front of the property offers a stylish space for entertaining, while a separate study—converted from the original garage—provides a dedicated area ideal for remote working.

The kitchen has been completely modernised and is well-appointed with contemporary units, integrated appliances, and space for a full-sized fridge/freezer. It is complemented by an adjoining utility room with space for a washing machine and tumble dryer, additional storage, and direct access to the garden. A downstairs WC is conveniently located under the stairs.





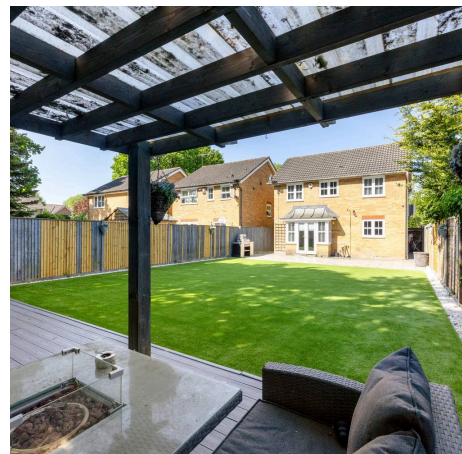
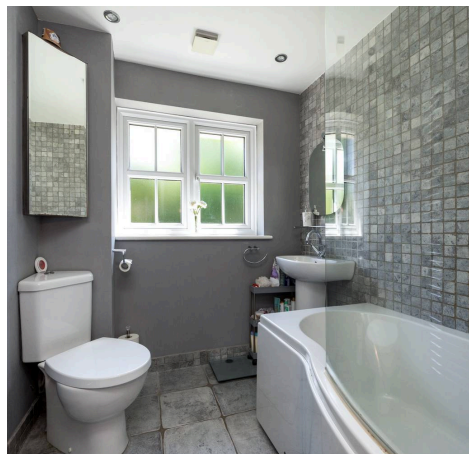
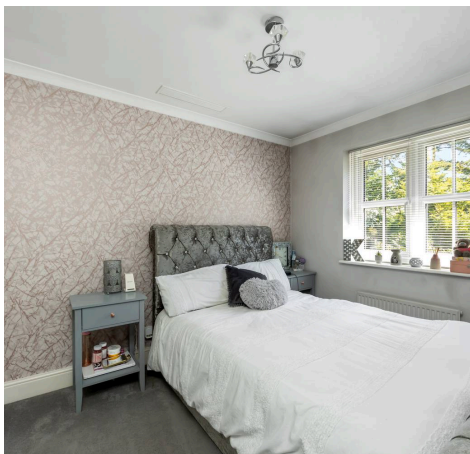


Upstairs, the master bedroom is a generous size and benefits from built-in storage and a private en-suite shower room. There are three further double bedrooms, all of which also include built-in storage. The contemporary family bathroom is fitted with a bath and an Aqualisa shower. All bedrooms have been fitted with air conditioning to provide additional comfort during warmer months, making the layout ideal for growing families or those seeking flexible accommodation.

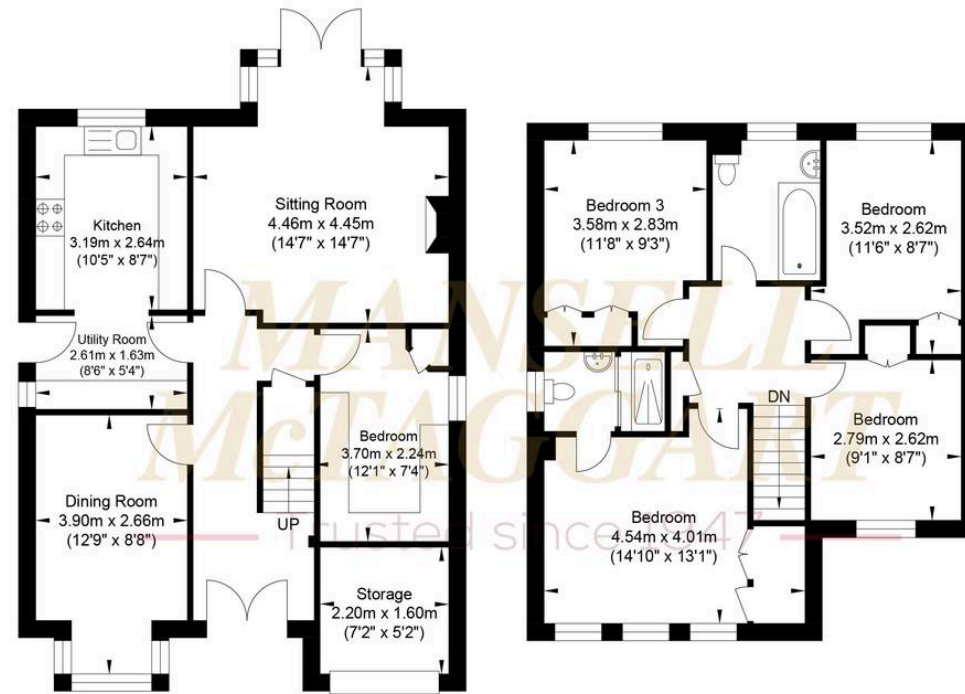
Externally, the property continues to impress. The rear garden has been recently landscaped for low maintenance, featuring a paved patio area, high-quality artificial lawn, and a decked seating space at the back of the garden, complete with a garden shed—all enclosed for privacy. To the front, the driveway provides off-street parking for two vehicles and leads to a garage, now divided to offer the study and additional storage space.

Situated in a sought-after residential development, the home enjoys a peaceful setting while remaining conveniently located for local amenities, schools, and transport links.

This is a rare opportunity to acquire a modern, move-in-ready family home in one of Smallfield's most desirable locations.



## Toronto Drive



Approximate Gross Internal Area (Including Store) = 123.59 sq m / 1330.30 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Copthorne

The Post House Brookhill Road, Copthorne – RH10 3QJ

01342 717400

[copthorne@mansellmctaggart.co.uk](mailto:copthorne@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/copthorne/](http://www.mansellmctaggart.co.uk/branch/copthorne/)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.