



Mead Place, Smallfield

Guide Price £320,000 – £340,000

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- Attractive and well-designed two-bedroom end-of-terrace home
- Situated in a quiet and highly sought-after cul-de-sac location
- Entrance hall - Downstairs cloakroom
- Stylish re-fitted kitchen with integrated appliances
- Light and airy living/dining room with patio doors to the rear garden
- Two generously sized bedrooms
- Well-appointed family bathroom
- Allocated parking
- Attractive landscaped front and rear gardens
- Council Tax Band 'D' and EPC 'C'

An elegant end-of-terrace residence, perfectly positioned within a highly sought-after residential location in the charming village of Smallfield. This beautifully presented home offers a seamless blend of contemporary design, well-balanced accommodation, and desirable outdoor space, complemented by private parking for two vehicles.

Upon entering, you are welcomed by a refined entrance hall, complete with a stylish ground-floor cloakroom. This leads through to a recently fitted designer kitchen, thoughtfully curated with sleek cabinetry, quality work surfaces, and a full suite of integrated appliances—including a dishwasher, washing machine, and fridge freezer—creating a sophisticated yet highly functional culinary space.

To the rear, the home opens into a bright and generously proportioned living and dining area, designed for both relaxation and entertaining. Bathed in natural light, this inviting space enjoys direct access to the private south-facing garden, effortlessly blending indoor and outdoor living—perfect for summer gatherings or quiet evenings.





The first floor offers two beautifully proportioned bedrooms. The principal bedroom provides a calm and comfortable retreat, while the second bedroom offers versatility as a guest suite, home office, or nursery. A contemporary family bathroom, finished to a high standard, completes the upper level.

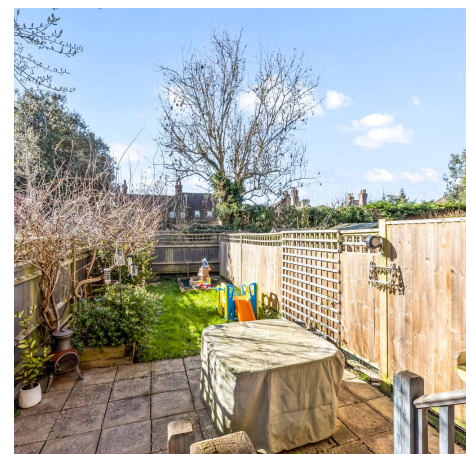
Externally, the south-facing garden provides a private and tranquil setting, ideal for al fresco dining and weekend leisure. The space is both attractive and low maintenance, enhancing the overall lifestyle appeal of the home.

Further benefits include allocated parking for two vehicles—an increasingly valuable feature—adding both convenience and practicality.

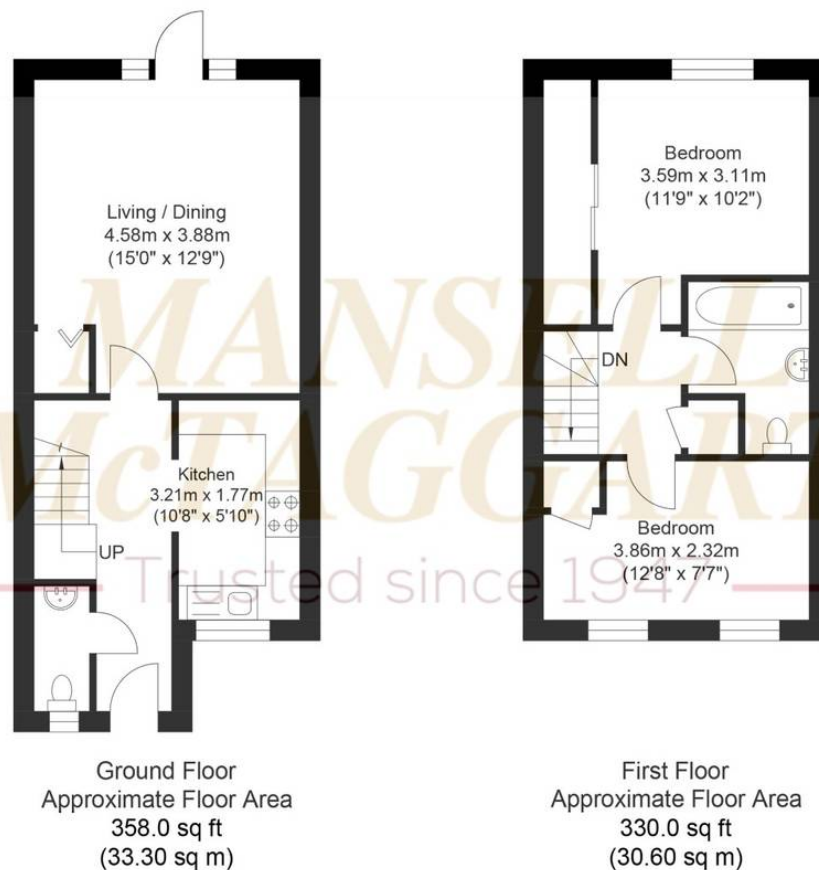
Situated just a short stroll from the heart of Smallfield village, residents can enjoy a selection of local amenities, including a post office, pharmacy, greengrocer, butcher, and Co-op convenience store, all contributing to the charm and ease of village living.

Agents Note

There is an annual service charge of £400.00 This information should be confirmed by your solicitor.



Mead Place



Approximate Gross Internal Area = 63.9 sq m / 688.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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