



**Connells**

New Road  
Smallfield Horley



### Property Description

Situated on a sought-after and characterful road in Smallfield, this beautifully renovated two-bedroom home offers the perfect blend of period charm and contemporary living.

Finished to a high standard throughout, the property has been thoughtfully modernised to create a stylish and comfortable home, ideal for first-time buyers, downsizers and families. The interior is bright and well-presented, with a modern feel that complements the character of the surrounding area.

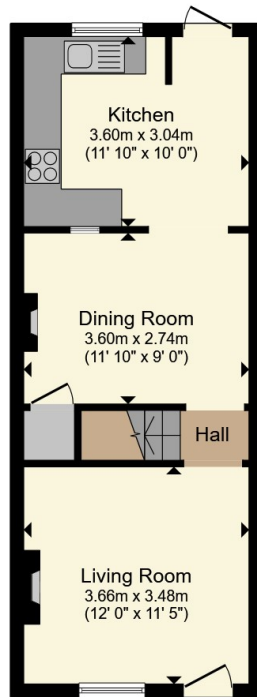
To the rear, the property boasts a particularly generous garden, enjoying excellent sunlight and offering an ideal space for entertaining, relaxing, or further landscaping potential. The outdoor space is a real highlight and adds to the overall appeal of the home. Additional benefits include a private driveway providing off-street parking, along with the convenience of being located within easy reach of local amenities, transport links and surrounding countryside.



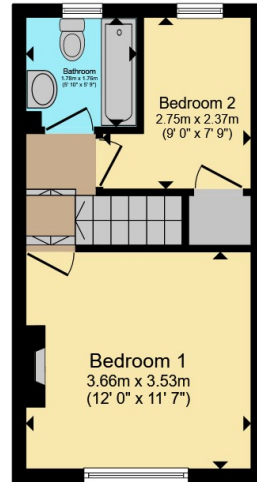




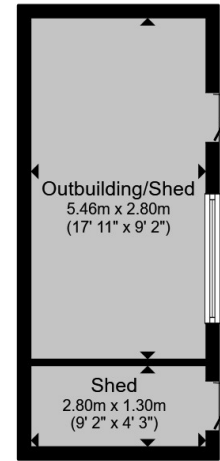




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 82.5 m<sup>2</sup> (888 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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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30 High Street  
HORLEY RH6 7BB

EPC Rating: Awaited  
Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/HLY405091](http://connells.co.uk/Property/HLY405091)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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