



Woodside Crescent, Smallfield

In Excess of £500,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- NO CHAIN
- 4 double bedrooms
- In need of full renovation
- Detached
- Large 2 storey extension to rear
- Generously proportioned private garden
- Garage and driveway parking
- Popular residential area
- Council Tax Band 'E' and EPC 'tbc'

A well proportioned and vastly extended 4 bedroom detached family home, requiring full renovation offered to the market with NO CHAIN, in the popular Woodside Crescent, Smallfield. The home is within close proximity of Smallfield village, Horley town, schools, and amenities.

On approach to the home, there is a generous frontage, driveway parking and garage. Entering the home, there is a spacious entrance hall with storage, access to the living room, dining room, downstairs toilet and stairs to first floor. The living room has been extended to a living/dining area and is of very generous proportions. There is ample space for multiple large family sofas, 8 person dining table, and any freestanding furniture you may wish. Triple aspect windows allows lots of natural light in, and double doors lead to the utility area, primed for a remodel. The utility houses appliances with sliding doors to rear, and adjoins the kitchen. The kitchen is dated, with a number of wall and base units and work space available.



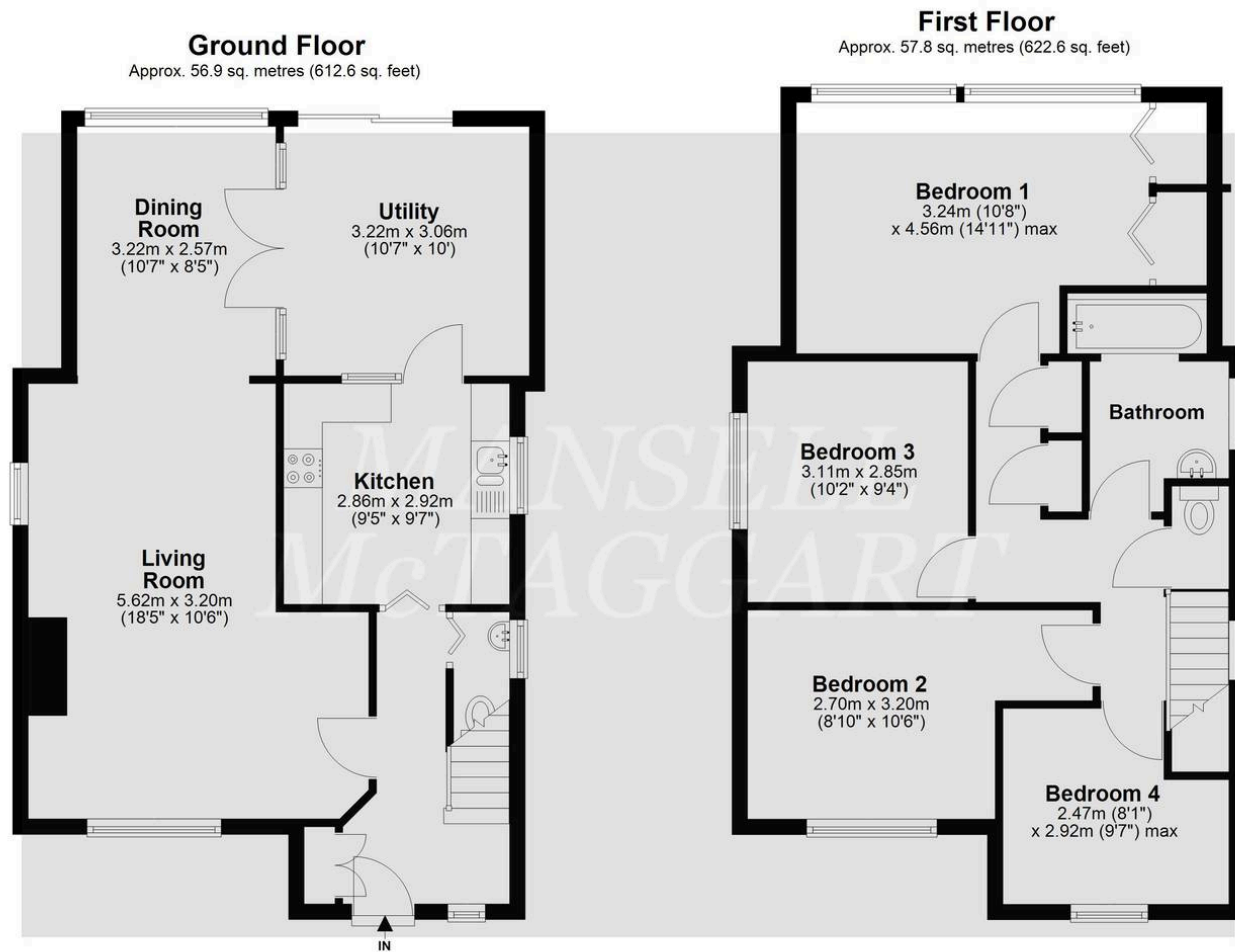
Heading upstairs, a spacious landing gives access to all 4 double bedrooms, cloakroom and family bathroom. Bedrooms 2, 3 and 4 are all equally generous bedrooms able to accommodate double beds and wardrobes. Bedroom 1 is a superb space, able to accommodate a super king bed and any freestanding furniture/units desired, also benefitting from wardrobes and a wash hand basin, leaving pipework available for a potential en suite. The bathroom is fully tiled with a full length panelled bath, w/c and wash hand basin, with a separate cloakroom.

Outside to rear, is a well proportioned garden. It is mainly laid to lawn with a host of mature trees and shrubs, with a patio abutting the property.

Location

The property is situated in the village of Smallfield, which boasts a range of local amenities including a co-op, local butchers, greengrocers, doctors' surgery and chemist. This property within close proximity to Horley town centre and railway station providing services to London and the South Coast. There are frequent bus services that run to Redhill, Horley and Crawley. For more extensive, Crawley and Reigate town centres are approximately 15 minutes' drive. Gatwick Airport and the M23/M25 are also within easy reach.





Total area: approx. 114.8 sq. metres (1235.2 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

Mansell McTaggart Horley

Mansell Mc Taggart, 3 Central Parade Massetts Road – RH6 7PP

01293 228228

horley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/horley

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.