



Careys Wood, Smallfield, Horley

£450,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- 3 double bedrooms
- Semi-detached
- Extended and remodelled
- Upgraded interior décor
- Newly fitted kitchen
- Generous garden space
- Large frontage with ample parking available
- Further potential for extension (STPP)
- Popular residential location
- Council Tax Band 'D' and EPC 'tbc'

A generously proportioned and well presented 3 bedroom semi-detached family home, which has been tastefully extended and upgraded to a high standard, and offers a generous plot, in the popular residential area of Smallfield. The home is within close proximity of Shops, schools and amenities, and a short drive from Horley town centre, Gatwick Airport and transport links.

On approach to the home, you are immediately greeted by the large frontage offering parking for numerous vehicles, side access to garden and entrance to the home. Inside, a spacious hallway leads to the living/dining room, kitchen, cloakroom, storage units and stairs to first floor. The kitchen has been refitted by the current owners, now housing modern wall and base units with ample worksurfaces over, fitted and freestanding appliances and window allowing in lots of natural light. The living/dining room has space for family sofas, 4-6 person dining table and any freestanding furniture you may wish. The room also boasts a feature fireplace and large window flooding the room with natural light. The cloakroom houses a w/c and wash hand basin.

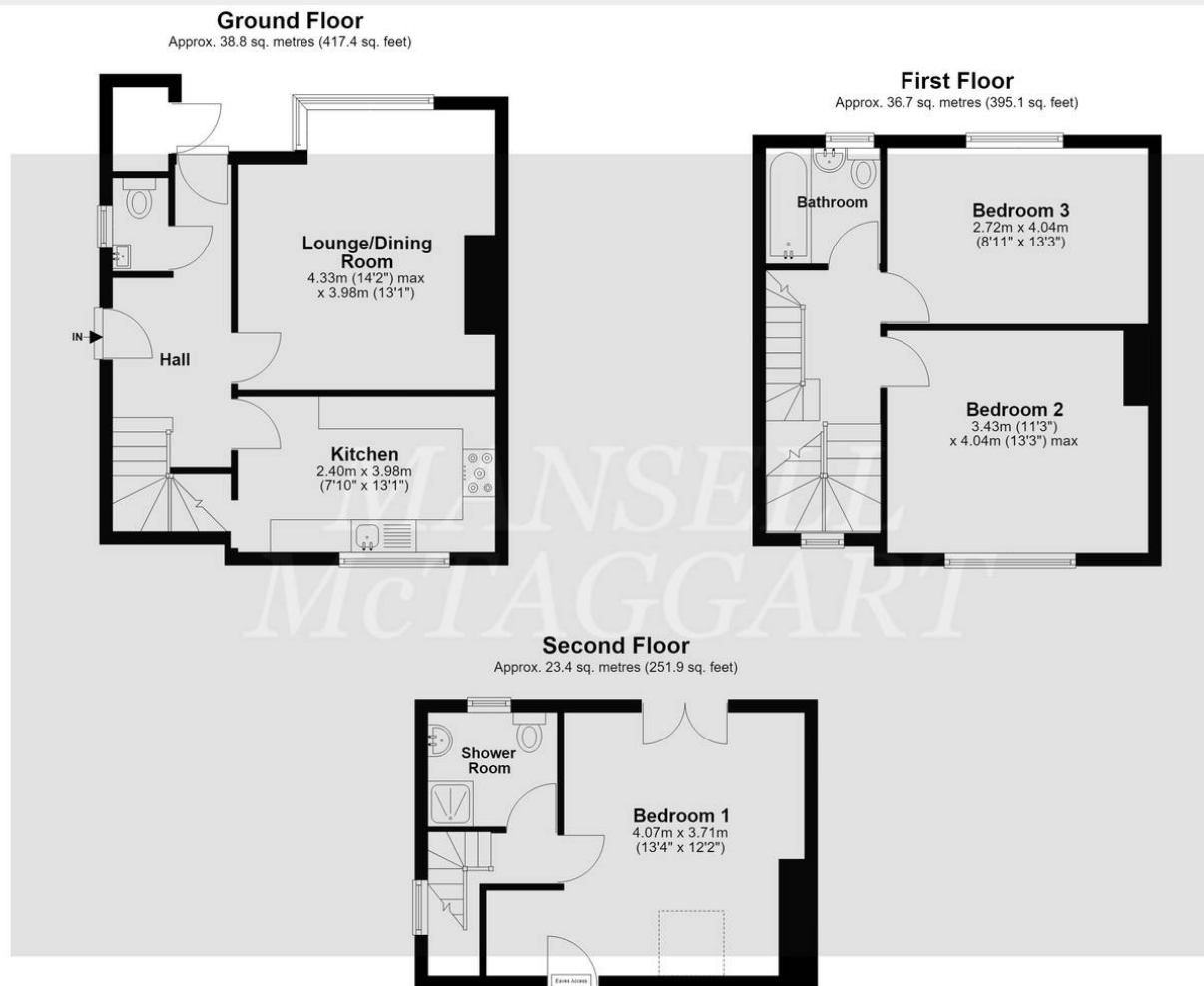


On the first floor, a hall gives access to 2 double bedrooms, family bathroom and further staircase leading to second floor. Both bedrooms are comfortably able to house double beds and furniture, overlooking the front and rear respectively. The bathroom is also to the rear, with an opaque window and all expected sanitaryware. Occupying the second floor, is bedroom 1. It conformably houses a king size bed and furniture. The room benefits from a contemporary en-suite, Juliet balcony to rear and Velux windows.

Outside to rear, the home benefits from a large garden, which is surprisingly private and larger than normal for such homes. There is a generous area laid to lawn with a patio abutting the home. There is high reach shrubs to side creating the privacy. There is also ample space to accommodate a large extension to the property if desired (STPP)

For more information or to arrange a viewing, please contact Mansell McTaggart Horley on 01293 228228.





Mansell McTaggart Horley

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