



**Connells**

Careys Wood  
Smallfield Horley





## Property Description

A fantastic opportunity to acquire a thoughtfully laid out four-bedroom semi-detached family home in the popular Careys Wood area of Smallfield.

The property offers generous and flexible accommodation over two floors and has been well maintained to provide a comfortable and practical family environment.

On the ground floor, the front door opens into a porch and through to a welcoming entrance hall leading to a cosy living room featuring a log burner, creating a warm and inviting focal point.

This living room opens into a conservatory/orangery providing excellent natural light with access to the kitchen and double patio doors giving direct access to the rear garden, making it ideal for both everyday living and entertaining.

There is a separate dining room with a log burner leading to a large fitted kitchen that offers practical workspace including a range cooker, slim-line dishwasher and breakfast bar.

There is a useful utility room with plumbing for a washing machine and a separate downstairs cloakroom/WC.

Notably, the fourth bedroom is located on the ground floor, offering excellent flexibility for guests, multi-generational living, or a home office.

Upstairs, there are three further well-proportioned bedrooms along with a family bathroom with an electric shower over the bath. The bedrooms offer versatile use depending on lifestyle needs.

## Outside

The property enjoys a large rear garden with shrub beds and is ideal for outdoor dining and family use.

There is a large shed and a summer house.

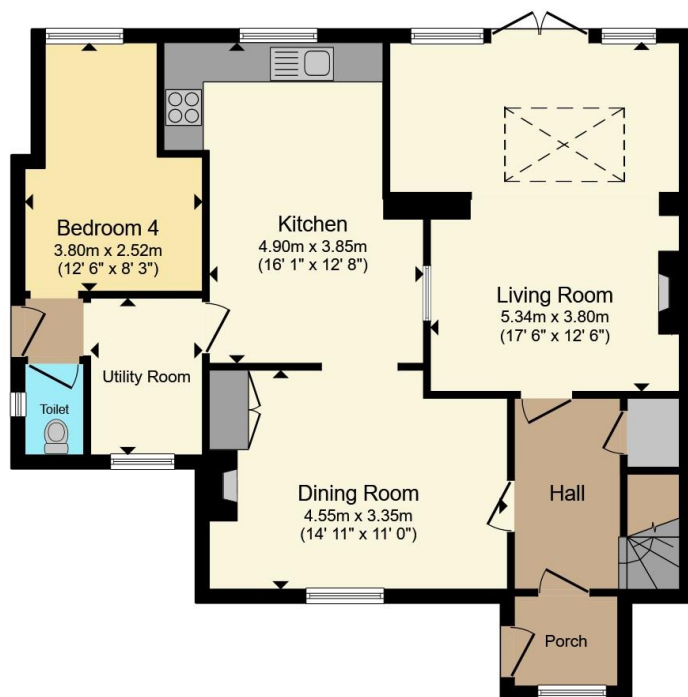
To the front, there is a driveway providing off-street parking for up to four vehicles and a side access gate leading to the rear of the property.

Additional benefits include solar panels providing hot water, helping to improve energy efficiency.

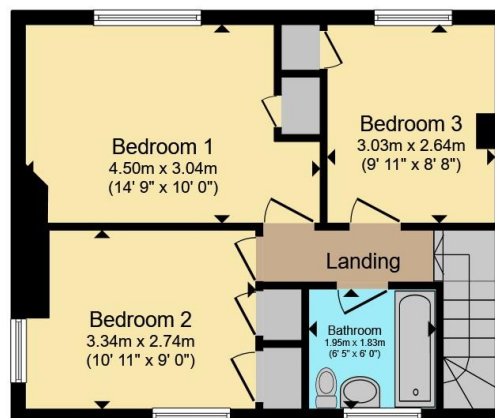
Conveniently located close to local shops, schools, and transport links.







**Ground Floor**



**First Floor**

Total floor area 121.5 m<sup>2</sup> (1,308 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)

**Connells**



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**T 01293 785 346**  
**E [horley@connells.co.uk](mailto:horley@connells.co.uk)**

30 High Street  
HORLEY RH6 7BB

EPC Rating: D Council Tax  
Band: D

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Tenure: Freehold



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