



Smallmead, Horley

Guide Price £425,000 - £450,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —





- No onward chain
- Two double bedrooms
- Driveway for 3+ vehicles
- Detached Garage
- Large through lounge
- Prime residential location within Horley
- Bay fronted window
- South facing rear garden benefitting from multiple storage sheds
- Council Tax Band 'D' and EPC 'D'

Introducing this beautifully presented two double bedroom bungalow, ideally located in a highly sought-after residential area, just a short 10-minute walk from Horley train station and the town centre. The property is offered to the market with no onward chain.

Upon approach, the home boasts excellent kerb appeal, featuring a large brick-laid driveway, detached garage, and an attractive frontage. Stepping inside, you are welcomed by a spacious entrance hallway, providing access to both bedrooms, the through lounge/dining room, and the family bathroom.

Both bedrooms are generously sized doubles, comfortably accommodating double beds, large wardrobes, and additional freestanding furniture. The family bathroom is fitted with a white suite, comprising a bath with shower over, wash hand basin, WC, and heated towel rail, finished with fully tiled walls and floors, enhanced by underfloor tile warming.



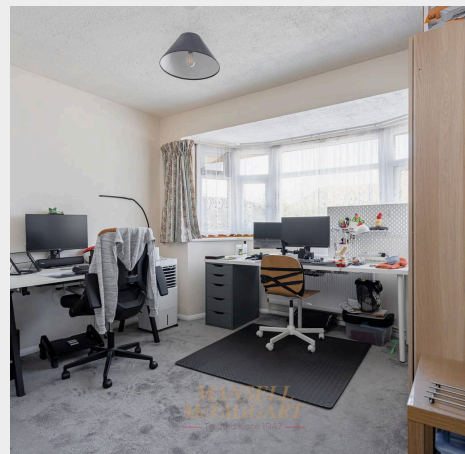


The open-plan through lounge/dining room forms the heart of the home, offering a fantastic space for both relaxing and entertaining. This impressive room easily accommodates multiple sofas, a coffee table, media unit, and additional furnishings, and is complemented by an electric fireplace.

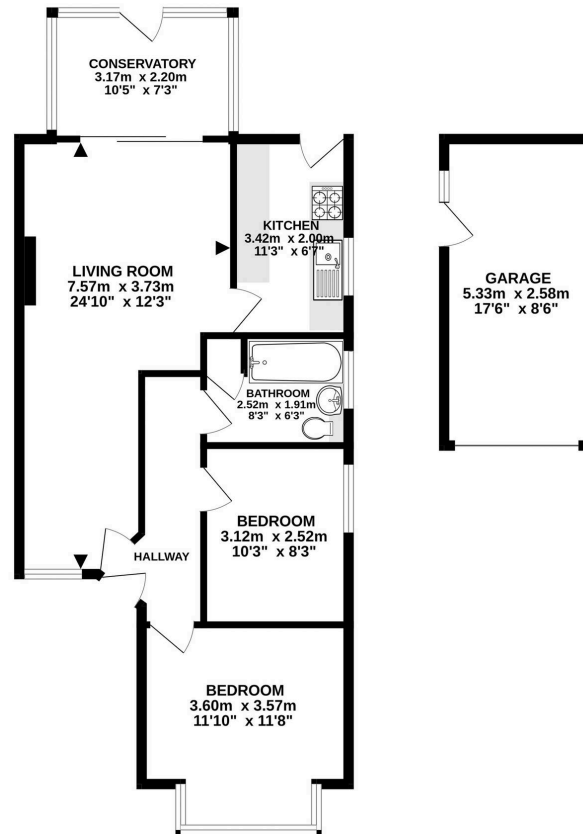
Leading on from the lounge is the kitchen and a substantial conservatory. The conservatory provides a versatile additional living space, ideal as a dining area or secondary sitting room, particularly enjoyable during the warmer months. The kitchen is fitted with a range of wooden wall and base units, an integrated fridge/freezer, with freestanding dishwasher and washing machine under the worksurfaces.

The south-facing rear garden can be accessed from both the kitchen and conservatory and features a patio area alongside a lawn, thoughtfully divided by a low brick wall. The garden also includes multiple storage sheds, one of which has power connected. The detached garage is accessible from the garden, offering either secure parking or additional storage, along with side gate leading back to the driveway.

Further benefits include a recently installed boiler, which is hydrogen ready (January 2026), which remains under 5 year warranty, and fibre optic broadband.



GROUND FLOOR  
79.1 sq.m. (852 sq.ft.) approx.



**MANSSELL  
McTAGGART**

TOTAL FLOOR AREA : 79.1 sq.m. (852 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020



## Mansell McTaggart Horley

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

01293 228228

[horley@mansellmctaggart.co.uk](mailto:horley@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/horley](http://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.