



Chapel Road, Smallfield, Horley

Guide Price £500,000 – £530,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

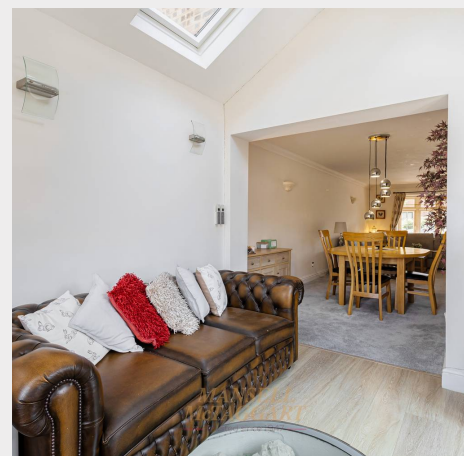


- 3/4 bedroom with versatile accommodation
- Semi-detached
- Vastly extended and remodelled
- Driveway parking
- Large garden
- Multiple outbuildings with power and lighting
- Modern décor throughout
- Further potential for extensions (STPP)
- Popular village location
- Council Tax Band 'E' and EPC 'tbc'

A well presented 3/4 bedroom semi-detached family home, which has been vastly extended and upgraded throughout, offering superb floorspace and garden in the village of Smallfield. The home is within close proximity of the village shops, schools and amenities, whilst within easy access of Horley, transport links and Gatwick Airport.

Upon approach to the home, you are immediately met with the attractive frontage offering lots of curb appeal and driveway parking available for multiple vehicles. Heading to the covered porch with decorative pillars, you have the newly fitted front door allowing access to the home.

Inside, you are greeted by a bright and airy entrance hall with doors to the study/downstairs bedroom, living/dining room, kitchen/breakfast room and stairs to first floor. The study/downstairs bedroom is a versatile space, ideal as an office or bedroom with ample space for freestanding furniture and benefits from an en-suite w/c.



The living/dining room is a superb space, filled with light. There is ample space for multiple large family sofas, 6-8 person dining table and any freestanding furniture you may wish. This leads to the sun room, a perfect space for relaxing with uninterrupted views of the garden. The kitchen/breakfast room completes the downstairs accommodation, there is a host of wall and base units, fitted & freestanding appliances and ample work space. There is also room for a 4 person dining table and completed with doors and window to the garden.

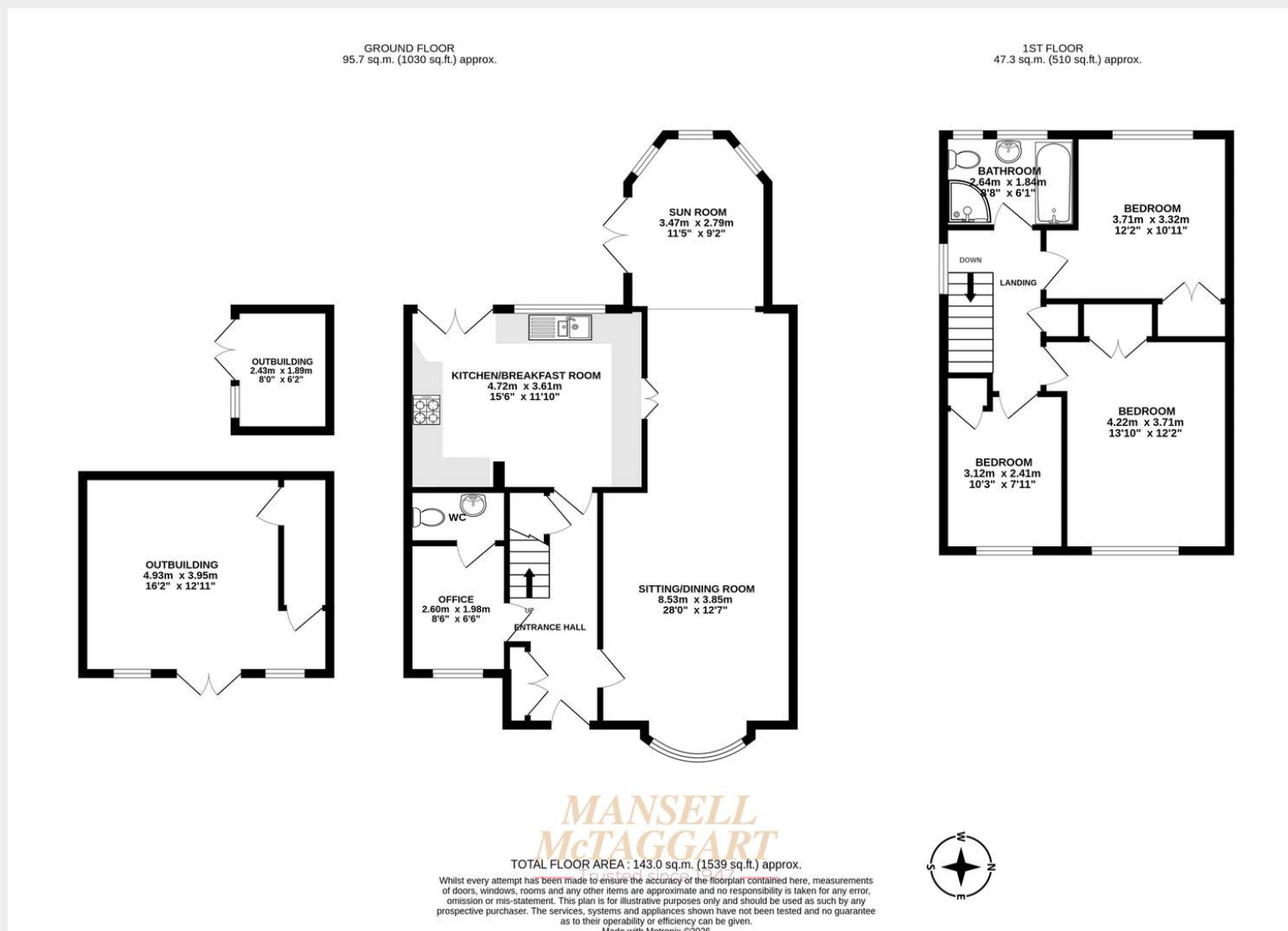
Upstairs, the home benefits from 3 well proportioned bedrooms, family bathroom, storage and loft access. Bedrooms 1 and 2 are easily able to hold king size beds and furniture, with bedroom 3 accommodating a small double bed or being a very well sized single room. The family bathroom is finished to a modern white suite with a corner shower unit, w/c, wash hand basin and full length bath.

Outside to rear, is the spacious garden. It is mainly laid to lawn, with a patio area perfect for entertaining. There is also multiple outbuildings and decked area.

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.





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.