



Kings Mead, Smallfield, Horley

Guide Price £500,000 – £525,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- 3/4 generous bedrooms
- Semi-detached
- NO CHAIN
- Extended and remodelled family home
- Well proportioned rear garden
- Converted garage
- Stylish and contemporary finish
- Driveway parking for multiple vehicles
- Popular residential area
- Council Tax Band 'E' and EPC 'D'

A beautifully presented 3/4 bedroom semi-detached family home, which has been remodelled, upgraded and extended by the current owners and offered to the market with NO CHAIN. The home is located in the popular village of Smallfield, on a no through road close to shops and amenities, with easy access to Horley town and Gatwick Airport.

On approach to the home, you have a newly laid gravel driveway with parking for multiple vehicles. You have side access to garden and entrance to the home itself.

Entering, you have a bright and airy hallway, with doors to the downstairs bedroom/study, kitchen and open plan living/dining room. Starting in the downstairs bedroom/office, there is ample accommodation for a double bed and furniture, or perfect for a large home office. There is a window to front allowing in lots of natural light.



The kitchen is finished with modern white gloss wall and base units, freestanding appliances and newly installed work surfaces. It is completed with a window to rear and door to utility, which spans along the majority of the side wall with doors to front and rear. The living/dining room is a real highlight of the home, flooded with natural light and a beautiful finish throughout. There is also ample space for multiple family sofas and freestanding furniture. Doors lead to the orangery which has panoramic views of the garden.

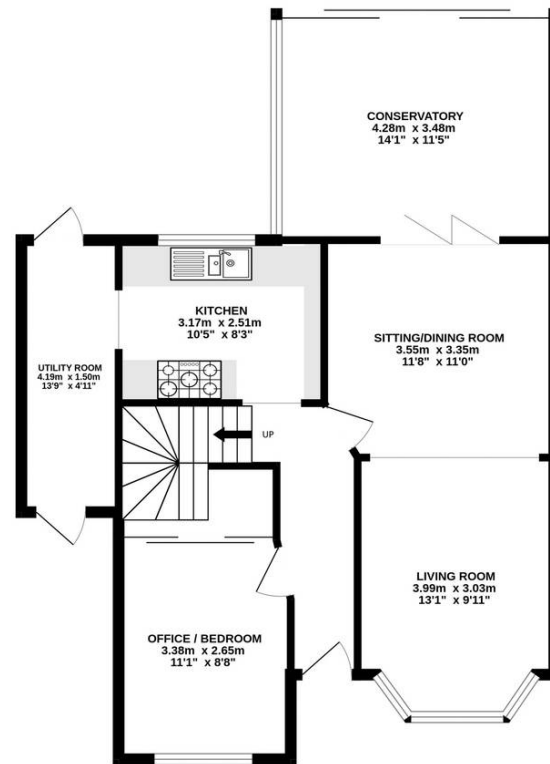
Upstairs, a spacious landing gives access to all 3 good sized bedrooms and contemporary shower room. Bedrooms 1 and 2 are comfortably able to house king size beds and furniture, with bedrooms 3 housing a small double bed and storage. The bathroom is finished to a modern white suite, with a walk in shower, w/c, wash hand basin and a full length panelled bath and stylish tiling surrounding.

Outside to rear, the home boasts a sizable garden, which is mainly laid to lawn with patio areas abutting the property, and leading to the left hand side along the entirety of the garden.

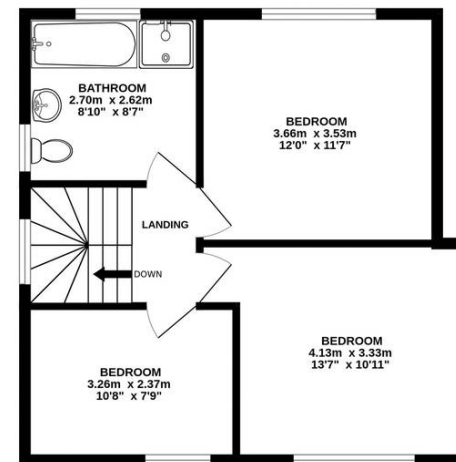
Internal viewings are highly advised to appreciate the size and condition of the property



GROUND FLOOR
70.8 sq.m. (762 sq.ft.) approx.



1ST FLOOR
45.2 sq.m. (487 sq.ft.) approx.



**MANSELL
McTAGGART**

TOTAL FLOOR AREA: 116.0 sq.m. (1249 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 ©2025



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.