



William Gardens, Smallfield, RH6 9EN

In Excess of £800,000



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An exceptional five bedroom detached family home situated on a small quiet residential close, beautifully presented throughout including a modern refitted kitchen/family room. The property is located in a private cul-de-sac just 5 minutes' walk to Smallfield village shops.

Upon entering the property, you are greeted with a bright and spacious entrance hall that gives access to the living areas, a modern cloak room, storage cupboard and stairs that rise to the first floor.

The living room is located to the rear of the property with large French doors that lead out to the rear garden and a decorative fire place giving the room a homely feel. The dining room is larger than expected with a bay window overlooking the front of the property.

The property offers a beautiful and modern refitted kitchen/family room to the rear of the property. The kitchen area itself has been fitted with a range of white gloss units topped with quartz work surfaces including a large island and spacious pantry. Integral NEFF units include a dishwasher, slide and hide oven, combination oven, warming drawer and a large induction hob with downdraft hood. There is also a CDA wine fridge. A custom-made bench has been integrated into the island for the diner seating area. The spacious family area has plenty of room for sofas and a TV with windows and French doors flooding the room with natural light.



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Located off the first floor landing are four double bedrooms with both the principle and second bedrooms benefiting from their own en-suite shower rooms. The principle bedroom has double built in wardrobes and an en-suite that has been refitted with a modern suite to include double wall hung vanity units, W.C and a large walk in shower. Also located off the first-floor landing is a utility room and a family bathroom that has both bath and shower cubicle.

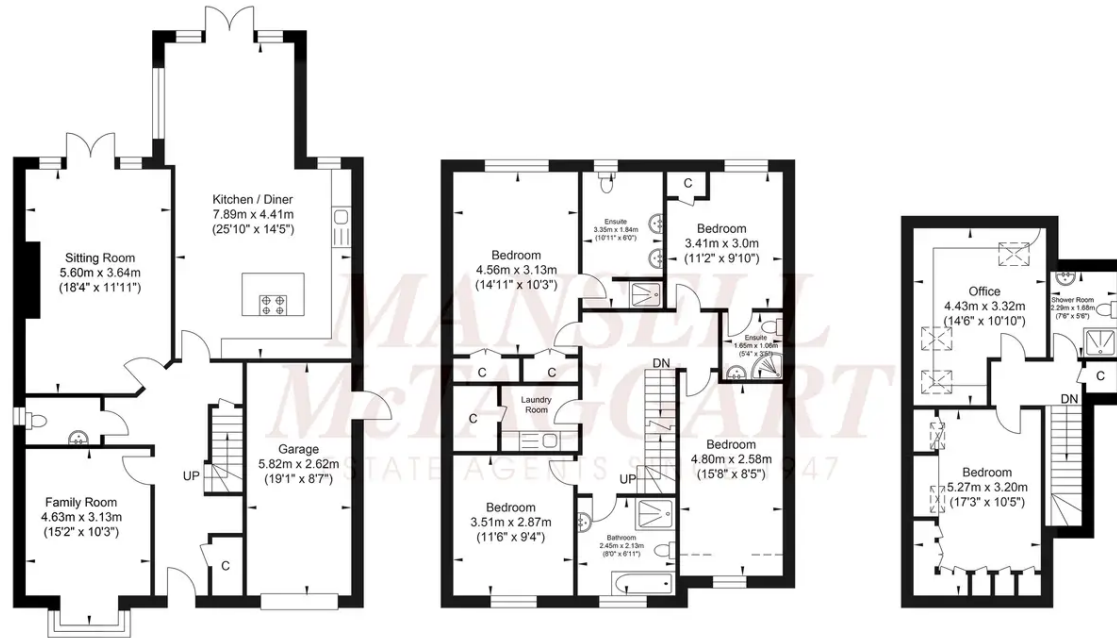
Stairs rise from the first floor to the second, where you will find a further double bedroom with a range of fitted wardrobes and drawers, a family shower room and a modern study with fully fitted furniture to include two desks.

Externally to the front there is a private driveway with parking for two cars that leads to an integral garage with an electric up and over door and side pedestrian door that leads to the garden. The front garden is laid to lawn and enclosed by hedging. Side access leads to the private garden which is mainly laid with a large patio to the rear of the property.

Council Tax band: G//Tenure: Freehold



William Gardens



Ground Floor
Approximate Floor Area
1056.47 sq ft
(98.15 sq m)

First Floor
Approximate Floor Area
925.05 sq ft
(85.94 sq m)

Second Floor
Approximate Floor Area
415.70 sq ft
(38.62 sq m)



Approximate Gross Internal Area (Including Garage) = 222.71 sq m / 2397.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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