



Geary Close, Smallfield, RH6 9QD

Guide Price £440,000 - £460,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —





## Geary Close, Smallfield, RH6 9QD

A well presented and spacious, three-bedroom link detached family home. Boasting a corner plot position, this property offers potential for expansion, subject to obtaining the necessary planning permissions.

Upon entry, the well-proportioned living room beckons with its warm and inviting ambience, while the separate dining room provides an ideal space for entertaining, complete with sliding patio doors that gracefully open to reveal the enchanting rear garden. The fitted kitchen features an array of wall and base units, accompanied by tiled splashbacks. Completing the ground floor is a downstairs cloakroom.

The first floor hosts two generously sized double bedrooms, offering ample space to unwind, an additional well-proportioned single bedroom, perfect for versatile use and concluding the property is a family bathroom finished with floor to ceiling tiles. A well-maintained driveway, leading to a single garage, caters to the parking needs of the household. Discover the secluded south-facing rear garden, providing a patio area abutting the rear of the property, and an expanse of lawn ideal outdoor leisure activities, complete with gated side access.

Situated within easy reach of local amenities and transport links, this property represents an ideal family home in an inviting location. With the potential to extend, this versatile property offers boundless possibilities for the discerning buyer seeking a forever home.

Council Tax band: D//Tenure: Freehold



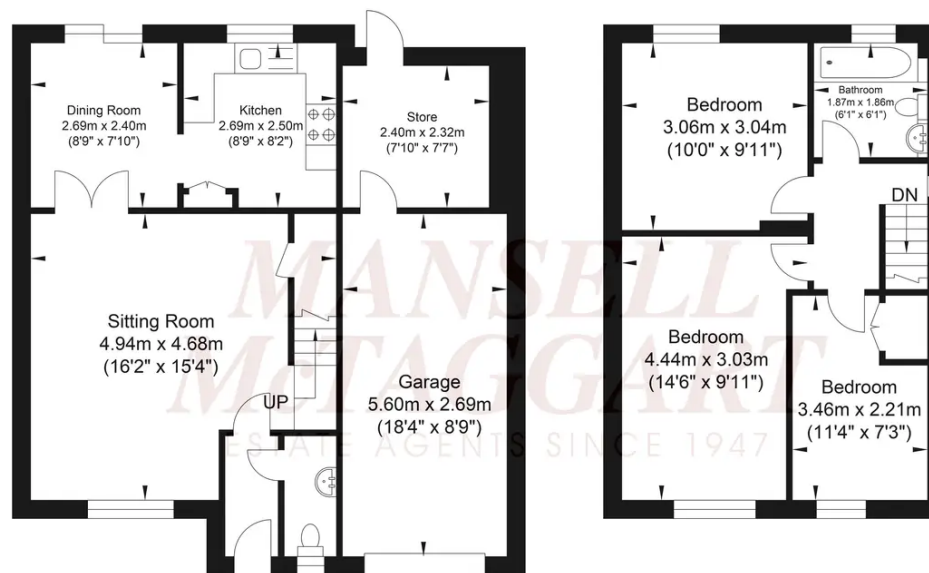
## Geary Close, Smallfield, RH6 9QD

- Link detached family home
- Three bedrooms
- Popular village location
- Potential to extend (STPP)
- Corner plot
- Two reception rooms
- Secluded south facing rear garden
- Driveway parking
- Garage
- EPC rating C//Council tax band D

Welcome to the village of Smallfield, where you'll find everything you need right at your doorstep! Take advantage of the local co-op, butchers, greengrocers, doctors' surgery, and chemist. Plus, you'll be pleasantly surprised to know that the property is conveniently located near Horley town centre and railway station, offering effortless connections to London and the South Coast. Don't worry about transportation either - we have regular bus services to Redhill, Horley, and Crawley. And if you're in the mood for some serious shopping or entertainment, Crawley and Reigate town centres are just a short 15-minute drive away. For those who travel frequently, Gatwick Airport and the M23/M25 are easily accessible too.



# Geary Close



Ground Floor  
Approximate Floor Area  
660.90 sq ft  
(61.40 sq m)

First Floor  
Approximate Floor Area  
402.03 sq ft  
(37.35 sq m)

Approximate Gross Internal Area (Including Garage) = 98.75 sq m / 1062.93 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Copthorne

The Post House Brookhill Road, Copthorne - RH10 3QJ

01342 717400

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

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

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.