



Woodside Crescent, Smallfield, RH6 9ND

Guide Price £450,000 - £475,000



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## Woodside Crescent, Smallfield, RH6 9ND

Situated on a sought-after road in the charming village of Smallfield, this spacious three bedroom semi-detached family home presents an excellent opportunity for buyers seeking a property brimming with potential. Conveniently located near Burstow Primary School, this residence is perfect for those looking to establish roots in a family-friendly neighbourhood.

Upon entry, a welcoming hallway guides you to the well-appointed kitchen and inviting living room. The living area boasts ample space and seamlessly flows into the dining room through double doors, where a sliding patio door leads to the garden. The fitted kitchen features a variety of wall and base units, offering space for essential appliances like an oven and provisions for a washing machine and dishwasher. Completing the ground floor is a W.C.

Venturing upstairs, you will find two generously sized double bedrooms, each equipped with fitted wardrobes, as well as a third single bedroom also benefiting from built-in storage.

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Externally, the property comes with ample off-road parking leading to a single garage, providing convenient vehicle storage options.

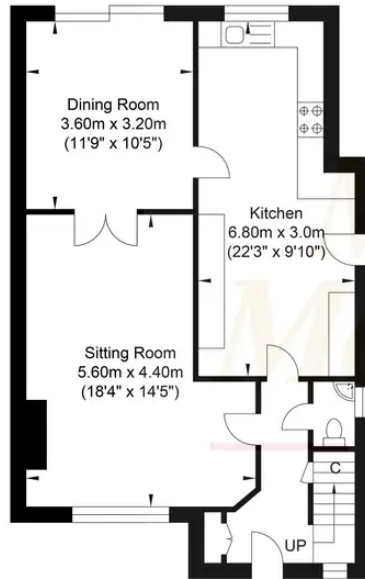
Access to the rear garden is via a gated side entrance, leading to a paved patio area connecting to a shed with power and an additional workshop that boasts both power and heating. The garden is a generous size, featuring a well-maintained lawn surrounded by carefully tended shrubbery and flower beds, making it an ideal place for relaxation and outdoor activities.

This property is offered with the added benefit of no onward chain, providing a smooth transition for the discerning buyer. With its excellent location, spacious interior, and array of features, this family home offers a blank canvas for customisation, allowing new owners to create a personalised living space tailored to their tastes. Embrace the opportunity to transform this property into your dream home and make lasting memories in this inviting Smallfield abode. Arrange a viewing today to experience all that this residence has to offer.

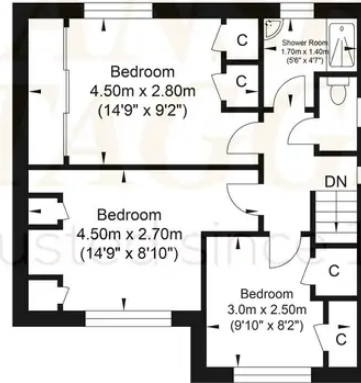
Council Tax band: E//Tenure: Freehold



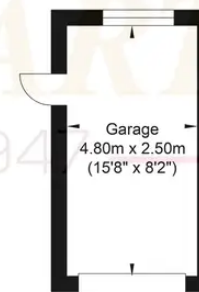
# Woodside Crescent



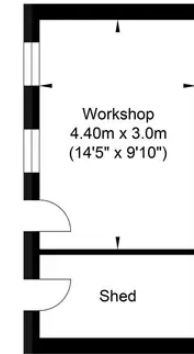
Ground Floor  
Approximate Floor Area  
645.40 sq ft  
(59.96 sq m)



First Floor  
Approximate Floor Area  
413.22 sq ft  
(38.39 sq m)



Garage  
Approximate Floor Area  
129.16 sq ft  
(12.0 sq m)



Outbuilding  
Approximate Floor Area  
196.97 sq ft  
(18.30 sq m)



Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 98.35 sq m / 1058.63 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Mansell McTaggart Horley**

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