



**32 Redehall Road, Smallfield**

Horley



In Excess of **£400,000**

**MANSELL  
McTAGGART**  
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## 32 Redehall Road

Smallfield, Horley

Situated in a sought-after location within walking distance to Smallfield village and Burstow school, this charming 2 bedroom semi-detached home is a true gem. Boasting character features throughout, this property offers a comfortable and inviting living space for its fortunate occupants.

Upon entering the property, you are greeted by a well-appointed living room, separate dining room, and a lovely fitted kitchen that seamlessly flows into a bright conservatory. The added convenience of a downstairs shower room adds functionality to the ground floor layout.

Ascending to the first floor, you will find two generously proportioned double bedrooms, the master offers a large fitted wardrobes and the second has a built in cupboard offering ample storage space. Completing the first floor is a family bathroom, designed to cater to the needs of modern-day living.

One of the standout features of this property is the private parking available for approximately 5 cars to the front and side of the property, complemented by a convenient carport. Beyond the residence lies a stunning garden that backs onto open fields, enhancing the sense of privacy. A large summer house adds to the allure of the outdoor space, offering a versatile retreat for relaxation or entertainment.



For those with an eye on expansion, this property presents plenty of potential for further development, subject to obtaining the necessary planning consent. Whether you envision additional living space or a home office, the possibilities are endless.

In summary, this property offers a harmonious blend of character, convenience, and potential, making it a desirable residence for discerning buyers seeking a comfortable and versatile home in a prime location. Embrace the opportunity to make this property your own and enjoy the best of what this inviting abode has to offer.

Council Tax band: D

Tenure: Freehold

- Spacious 2 bedroom semi detached home with character features throughout
- Separate living room and dining room
- A lovely fitted kitchen that opens in to a conservatory
- Added benefit of a downstairs shower room
- 2 generous double bedrooms both with fitted wardrobes and a family bathroom on the first floor
- Private parking for around 5 cars to the front and side of the property and a carport for added convenience
- Beautiful garden backing on to open fields and a large summer house
- Plenty of potential to extend the property subject to the necessary planning consent
- Situated in walking distance to Smallfield village



# Redehall Road



Ground Floor  
Approximate Floor Area  
578.88 sq ft  
(53.78 sq m)

First Floor  
Approximate Floor Area  
416.99 sq ft  
(38.74 sq m)

Outbuilding  
Approximate Floor Area  
214.20 sq ft  
(19.90 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 92.52 sq m / 995.87 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horley

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