



Raleigh Drive, Smallfield

£425,000

Horley



**MANSELL  
McTAGGART**  
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## 9 Raleigh Drive

Smallfield, Horley

A well proportioned three bedroom semi detached family home boasting a beautifully proportioned garden with lots of potential for extension and improvement in the popular village of Smallfield. The property is offered to the market with NO ONWARD CHAIN, and is within close proximity of Local shops, amenities and transport links.

Upon approach to the property, there is a sizable frontage with driveway parking for multiple vehicles, side access to the garden and door to the main property. When you enter the property, you are greeted by a spacious entrance hall leading to the living room, kitchen and stair ascending to first floor. The living room is of a good size with ample space for multiple family sofas and any freestanding furniture you may wish. Completing the room is a window to front allowing in lots of natural light and doorway to the dining room. The dining room has space for a six person dining table and chairs, doors to rear and kitchen. The kitchen, houses a range of wall and base units, fitted and freestanding appliances alongside dual aspect windows and patio door to side.

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Upstairs, there is a spacious landing giving access to all three bedrooms, family bathroom and loft. Bedrooms one and two are both well proportioned rooms comfortably housing king size beds and furniture. Bedroom three is a small double/large single with space for furniture or perfect for a home office. The bathroom houses relevant sanitaryware with windows to the rear.

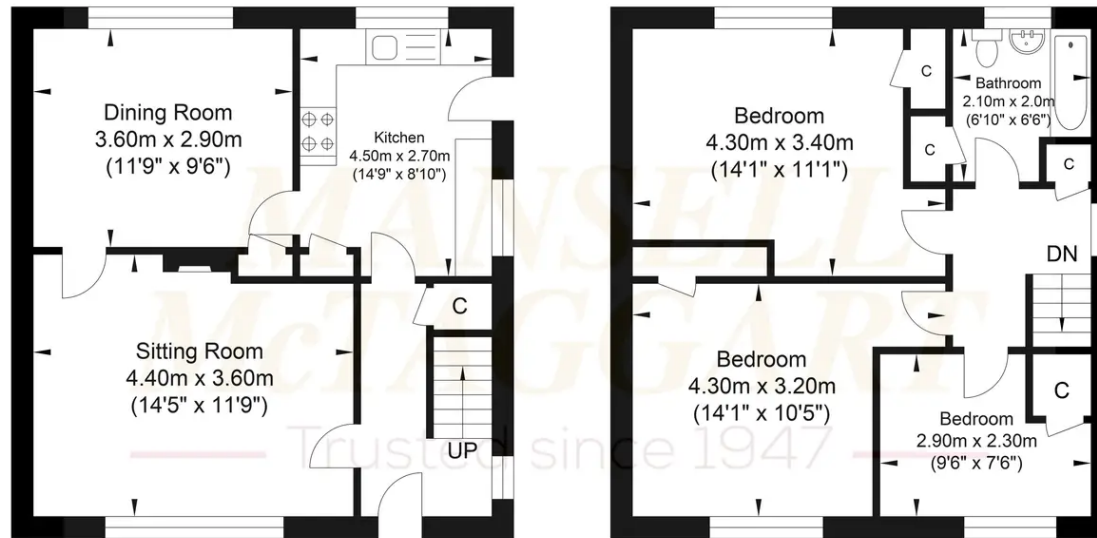
Outside, to the rear is a beautifully proportioned garden perfect for entertaining and ideal for a seasoned gardener. It is mainly laid to lawn with a patio area abutting the property and is encompassed by wood panel fencing. There is also ample space to accommodate a large rear extension.

Council Tax band: D

Tenure: Freehold



# Raleigh Drive



Ground Floor  
Approximate Floor Area  
454.34 sq ft  
(42.21 sq m)

First Floor  
Approximate Floor Area  
454.34 sq ft  
(42.21 sq m)

Approximate Gross Internal Area = 84.42 sq m / 908.68 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Mansell McTaggart Horley**

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