



Alberta Drive, Smallfield

Guide Price £525,000 - £550,000

**MANSELL
McTAGGART**
Trusted since 1947



Alberta Drive, Smallfield

- An opportunity to purchase a detached 4-bedroom family home with off-road parking for 2 cars
- Beautifully presented and immaculately maintained with attractive décor, white glazed interior doors
- Cloakroom , Living room, dining room, kitchen/breakfast room
- Master bedroom has an en-suite, bedroom two and three is a double and four is a good size singles with built-in wardrobes in some bedrooms
- Well-maintained gardens to the front and rear with access to a garage
- Set back off the main road in the popular Smallfield area
- Council Tax Band 'F' and EPC 'D'

Attractive well designed 4-bedroom detached family home set back off the main road with private driveway for two cars recently repainted and upgraded over the years with attractive front and rear gardens positioned in the popular location of Smallfield.

Approaching the property there is an area of lawn to the side with attractive shrub and flower beds with footpath leading to front door. Upon entering the house there is a cloakroom and stairs leading to the first floor. The living room is situated on the left hand side with access to the dining area. The living room is of a good size overlooking the front with plenty of space for a 3 seater sofas and freestanding furniture with access to the dining room which has space for an 8 person table and access to the rear garden. The entrance hall has understairs cupboard with additional access to the kitchen/ breakfast room which is to the rear of the property.





Alberta Drive, Smallfield

The kitchen/breakfast room has an extensive range of attractive wall and base units, sink unit, roll top work surfaces over, space for gas oven, fridge/freezer, dishwasher and washing machine, partly tiled walls with space for table seating four access to rear garden with most of the ground floor having engineered oak wooden flooring

Stairs from entrance hall lead to first floor landing where there is access to loft and airing cupboard. The master bedroom is of a good size with ample space for a king size bed also with the benefit of fitted mirrored wardrobes and access to an en-suite which is of a good size with a single shower cubicle, low level WC and pedestal wash hand basin. Bedroom two and three are of a good size with plenty of space for a large bed freestanding furniture and bedroom 4 is of a good size single. The family bathroom has a suite comprising of a bath with shower above, WC, wash hand basin, frosted window to rear and is part tiled.

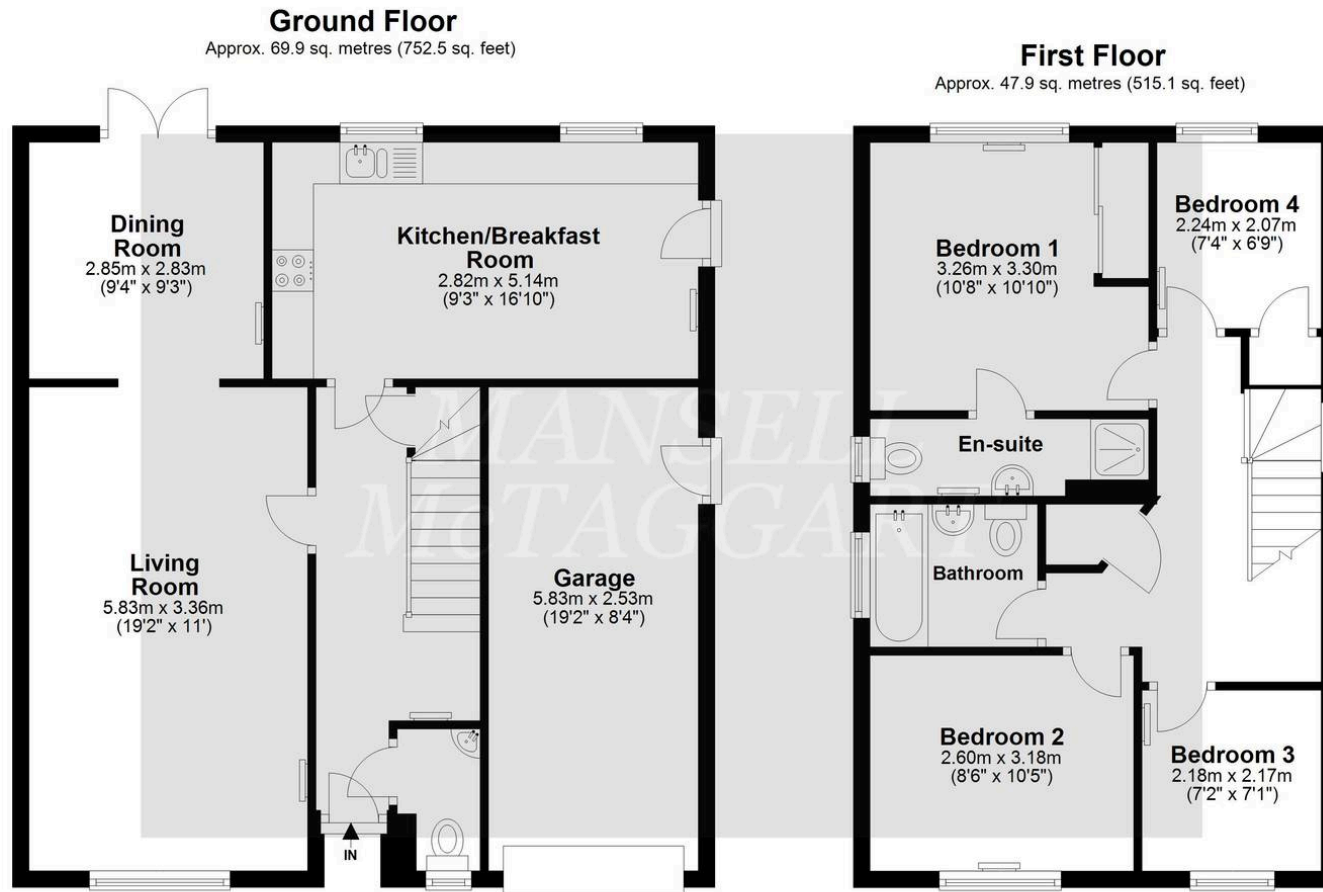
Outside

The rear garden is of a good size with patio abutting rear of property the remainder being laid to lawn with attractive shrub and flower beds. There is an ornate feature pond with the whole enclosed by wooden panel fencing. There is a side access with door leading to garage with up and over door power and light and door to the front driveway.

Agents Note

There is an alarm system and CCTV at the property.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

Mansell McTaggart Copthorne
The Post House Brookhill Road, Copthorne - RH10 3QJ
01342 717400
copthorne@mansellmctaggart.co.uk
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.