



Heather Walk, Smallfield

Guide Price £375,000 - £400,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



Heather Walk, Smallfield

An attractive and upgraded three-bedroom modern terrace family home situated in a quiet cul-de-sac location in the sought-after village of Smallfield. The property which has been tastefully improved by the current owner comprises on the ground floor of an ornate entrance canopy with light and attractive shrub and flowerbeds. There is also allocated parking for two cars.

The entrance hall has door to front large under stairs cupboard and stairs leading to 1st floor landing. There is a refitted downstairs cloakroom with low-level WC, wash hand basin and partly tiled. The living room is situated to the rear of the property with twin opening patio doors overlooking the attractive landscape south facing rear garden. This room has plenty of natural light and space for freestanding furniture and dining table. The kitchen is situated to the front of the property with attractive high gloss wall and base units, sink unit, rolltop work surfaces over, space for fridge, washing machine, gas oven and party tiled.

Stairs from entrance hall to 1st floor landing where there is loft access which is boarded and has lighting and airing cupboard. There are too good size double bedrooms both with ample space for a king-size bed and freestanding furniture with bedroom three being a good single. The bathroom has been refitted with a contemporary style panel bath, wash hand basin with storage under, low-level WC, spotlights, heated towel, extractor fan and stone effect wall tiling.



Heather Walk, Smallfield

There is rear access to the well-maintained and landscaped garden, which is mainly laid to Indian sandstone. Patio abutting rear of property remainder being laid lawn with attractive and well stocked shrub and flowerbeds on two sides with wooden garden shed having light and power, the whole being enclosed by wooden panelled fencing.

Agents Note:

The vendors have advised the following:

Loft full boarded with added insulation incl. lighting. New twin opening rear patio doors w/ added thermal coating. Master bedroom fitted outlet socket for power to wall mounted TV. Water and socket outlet fitted to front of house added for cleaning/ maintenance. Water pump for bathroom power shower/ tub fitted in airing cupboard. All LED lighting for energy saving. All carpets relatively new.

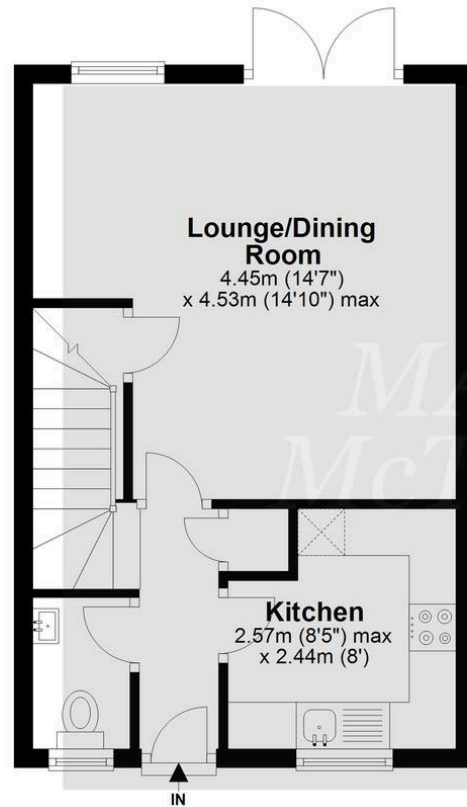
Tenure: Freehold

- An attractive and sympathetically upgraded three-bedroom terraced family home
- Situated in a quiet cul-de-sac location with allocated parking for two cars
- Refitted cloakroom – kitchen and spacious light and airy south facing living – dining room
- Two doubles – one single bedroom and refitted bathroom
- Stunning landscaped south facing rear garden with rear access
- Double glazing and gas central heating
- Council Tax Band 'D' and EPC 'C'



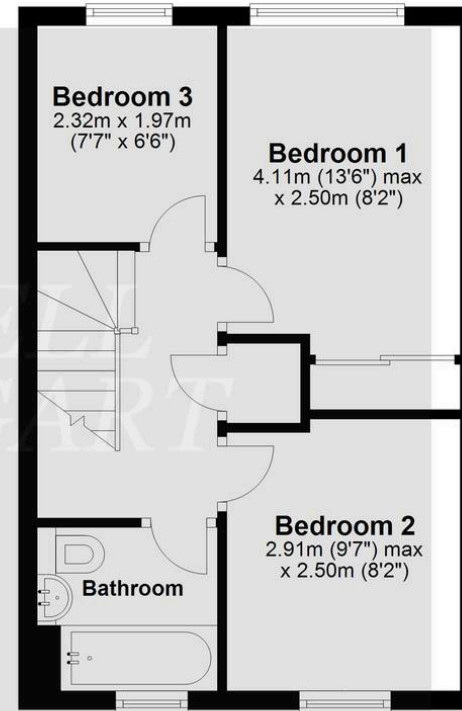
Ground Floor

Approx. 32.2 sq. metres (346.9 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.2 sq. feet)



Total area: approx. 64.5 sq. metres (694.1 sq. feet)

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 Horley

Mansell Mc Taggart, 3 Central Parade Massetts Road - RH6 7PP

01293 228228

horley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/horley