



Clover Way, Smallfield

Guide Price £510,000 – £535,000



**MANSELL
McTAGGART**
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- 5 well-proportioned bedrooms
- Link detached
- Driveway parking
- Garage
- Versatile living accommodation
- Further potential for extension (STPP)
- Gas central heating
- Close proximity to Smallfield village centre, schools, walks and Gatwick Airport
- Council Tax Band 'F' and EPC 'C'

A well presented and tastefully extended 5 bedroom link detached family home, offering superb living accommodation and bedroom space totalling over 1700sqft, in a peaceful cul-de-sac in the village of Smallfield. The property is conveniently located within close proximity of Horley town, Smallfield village centre, local shops, walks and Gatwick Airport.

Upon approach to the property, there is a driveway and garage. You also notice the property is on a corner plot, giving it extra privacy and a larger than average garden. Entering the property, there is a porch with ample space for shoes and coats, with a further door to the spacious entrance hall. This gives access to the cloakroom, kitchen, living room and stairs to first floor. The cloakroom houses a w/c and wash hand basin. The kitchen is of a contemporary finish, with an array of wall and base units, with work surfaces over, fitted and freestanding appliances and window to front allowing in lots of natural light.



Continuing to the living room, which is a fantastic size, there is ample space for multiple family sofas and any freestanding furniture you may wish. The room also benefits from access to the dining room, where you have space for a 6 + person dining table, and French doors to the garden.

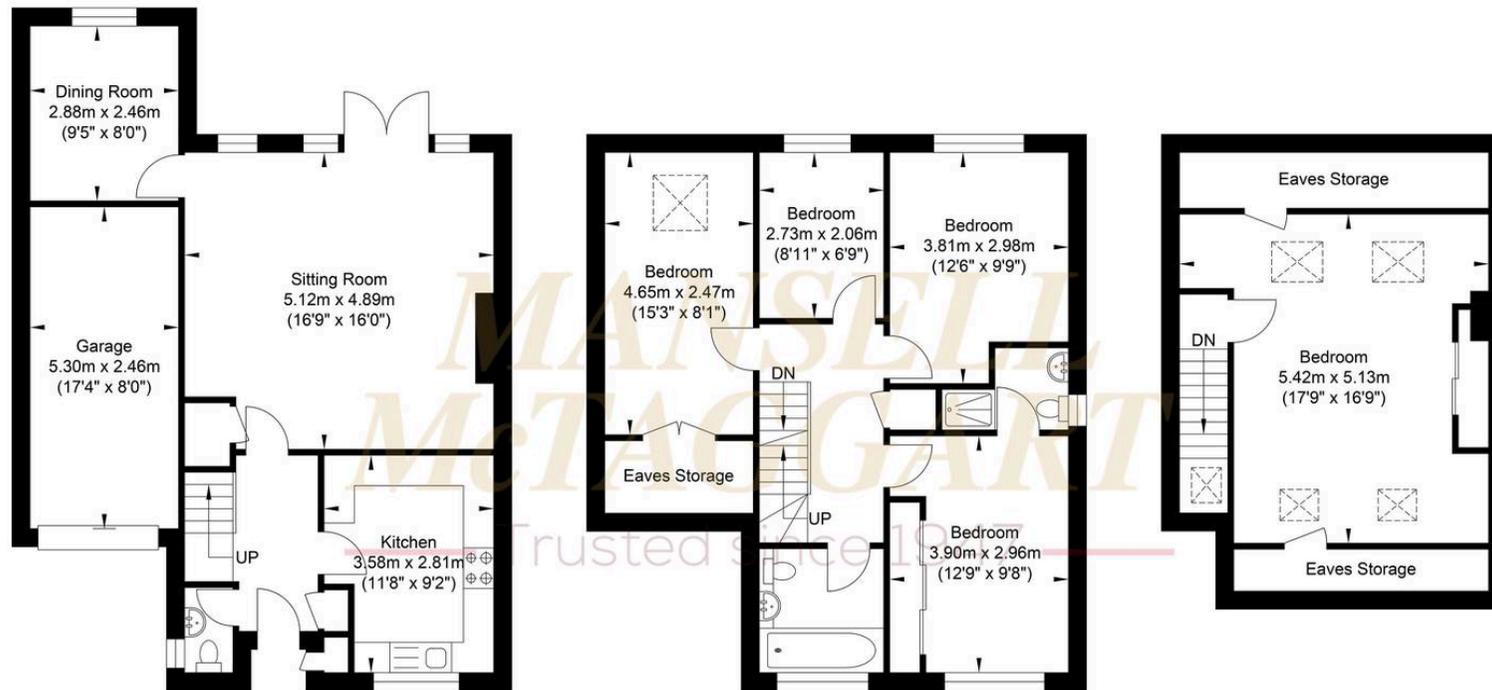
Ascending to the first floor, there is access to 4 bedrooms, family bathroom and stairs to second floor. Three of the bedrooms on this floor are of very generous proportions, easily accommodating king size beds and furniture, and the last a large single room. Two benefit from having fitted storage cupboards and one an en-suite shower room. The family bathroom is finished to white suite, with all expected sanitaryware.

The second floor houses another fantastically proportioned room, easily accommodating a king size bed and furniture, with Velux windows flooding the room with light, and ample eaves storage.

Outside to the rear, is the private garden, this is a generous space and decently private area. It is mainly laid to lawn with a patio area abutting the property. It is enclosed within wood panel fencing and has a side gate for access.



Clover Way



Ground Floor
Approximate Floor Area
683.50 sq ft
(63.50 sq m)



First Floor
Approximate Floor Area
636.03 sq ft
(59.09 sq m)

Second Floor
Approximate Floor Area
385.77 sq ft
(35.84 sq m)

Approximate Gross Internal Area (Including Garage) = 158.43 sq m / 1705.30 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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

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