



**Alberta Drive**

Smallfield, Horley, Surrey, RH6 9QU

**Guide price £230,000 - £240,000**

# Property Features

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- One double bedroom house
- Desirable village location
- Allocated parking space
- No onward chain
- Double glazed & radiator c/heating
- Living/dining area
- Ideal investment/first time purchase
- Private cul-de-sac with use of private field/green area

## Full Description

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- 2.5 miles to London Gatwick Airport

This modern one bedroom terraced house is located in a private road in the desirable village of Smallfield and in our opinion would make an excellent first time or investment purchase.

Potential buyers couldn't want for a more convenient setting as the property is only a short walk from the local village shops, well regarded schooling and to the Fastway bus service which offers regular links to Horley, Crawley and London Gatwick Airport. The property is well presented, enjoys use of a large green area/field which is privately owned by the estate, and further benefits from having an allocated parking space and additional on-street parking.

To the front of the property is a well-tended open plan front garden which is mainly laid to lawn. A paved pathway leads to the entrance door which opens into the living/dining area measuring 12' 2 x 10' 11. The room benefits from a large bay window which allows for plentiful natural light, creating a light and airy ambience. Stairs lead from this room up to the first floor landing.

A door to the right opens into the kitchen which is fitted with a matching and comprehensive range of units with worktop space over and inset sink, built in oven, hob and extractor hood plus space for a fridge/freezer and washing machine. There is a window to the front aspect and a large built in storage cupboard. In our opinion this room could possibly be made open plan to the living/dining area thus creating extra space, subject to any necessary consents being granted.

Located off the first floor landing is the generously-sized double aspect bedroom, which measures 12' 2 x 11' 1 and enjoys panoramic views over the local area.





The landing also provides access to the loft space, a built-in airing cupboard plus the bathroom. The bathroom is fitted with a white three piece suite and part tiled walls. There is also a window overlooking the front aspect.

The property is neutrally decorated throughout, has radiator central heating with a gas fired boiler and is fully double glazed.

For further details and to arrange a viewing of this property please call Greenaway Residential Estate Agents on 01293 561188 or visit [www.greenawayresidential.com](http://www.greenawayresidential.com).

### **LIVING/DINING**

12' 2" x 10' 11" (3.71m x 3.33m) max

### **KITCHEN**

14' 0" x 6' 4" (4.27m x 1.93m) measured into built-in cupboard

### **BEDROOM**

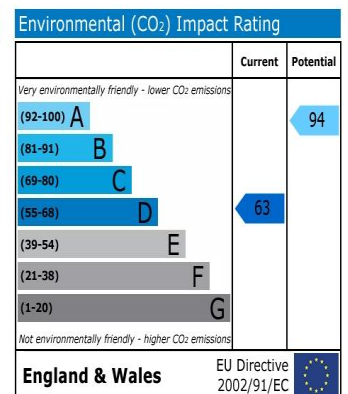
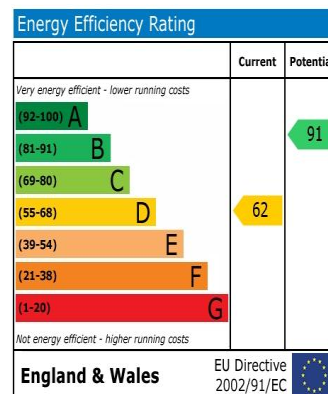
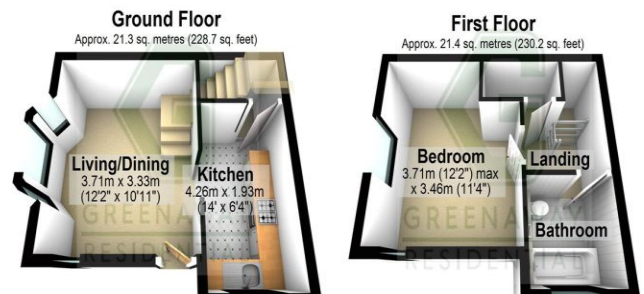
12' 2" x 11' 4" (0.67m x 3.45m) max

### **BATHROOM**

6' 2" x 6' 4" (1.88m x 1.93m)

### **DIRECTIONS**

From Horley railway station head in an easterly direction along Victoria Road and turn first left onto Station Approach. At the end of the road pass straight over the traffic lights onto Smallfield Road. Pass over the first mini roundabout, continuing along Smallfield Road. At the next roundabout continue straight ahead onto Weatherhill Road. Then take the first turning on the right onto Broadbridge Lane followed by the second right into Toronto Drive. Bear right onto Alberta Drive and follow the road around where the property will be found on the right hand side.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements