

2 Grasslands, Smallfield, Surrey, RH6 9NU www.jamesdeanproperty.co.uk



# J A M E S D E A N

ESTATE AGENTS

This detached family home is situated on a popular residential development close to the village centre.

This home is located in a quiet, cul-de-sac and offers generous accommodation laid out over two floors. The property has four bedrooms including a master bedroom with integral wardrobes and ensuite. The ground floor features an entrance hall, separate dining room, kitchen/breakfast room with utility area, living room, conservatory and cloakroom. On the first floor is the master bedroom with ensuite, three further bedrooms and family bathroom.





The property boasts many attractive features but offers scope for new owners to put their stamp on it. The spacious living room includes a real flame gas fire and is connected to the dining room with it's feature bay window via French Doors. Both of these rooms as well as the entrance hall benefit from wooden flooring and the conservatory was added by the home owners in 2002.

There is plenty of internal storage, including loft storage and integral wardrobes in three bedrooms. The property also boasts a single garage, driveway with off road parking for multiple vehicles and front and rear gardens with side access. The rear garden is mainly laid to lawn a features a small patio area and garden shed.

Location is always key and this property forms part of a select development of beautifully crafted homes. It is adjacent to the local play park and within walking distance to the village centre, which offers a range of local services including convenience store, chemist, post office, GP surgery and choice of primary schools. The nearby town of Horley offers residents a great mix of local amenities, excellent transport links and Gatwick is only 10 minutes.

Asking Price £430,000









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## Asking Price £430,000

## Floor plan







Ground Floor Approximate Floor Area 931 sq. ft. (86.5 sq. m.) First Floor Approximate Floor Area 610 sq. ft. (56.7 sq. m.)

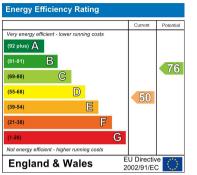


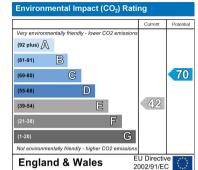
Grasslands, RH6

Approx. Gross Internal Floor Area 1541 sq. ft. (143.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate an no responsibility is taken for any error, omission, or im-statement. This plan is for illustrative purposes only and should be used as such by any prospective parchaser or tenant has expected as the property of the property of

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#### **Key information**

Internal Area: 1541.00 sq ft

Tenure: Freehold

Viewing: Strictly By Appointment

#### Do you have a property to sell?

If so we can provide you with a free market appraisal.

#### Do you need a mortgage?

Our in house financial advisor would be delighted to provide you with a no obligation quotation.

#### Do you need a solicitor?

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