



2 Grasslands, Smallfield, Surrey, RH6 9NU

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**J A M E S D E A N**  
E S T A T E   A G E N T S

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**





## Floor plan



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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

### 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?**

We can provide you with a no obligation quote from our preferred solicitor.

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