



Guide Price £475,000 to £525,000

Alberta Drive, Smallfield, RH6

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Guide Price £475,000 - £525,000. Detached four bedroom family home with integral garage, double driveway and private garden in sought after Smallfield. Moments from local shops, schools and countryside walks

Situated in the heart of the popular village of Smallfield, this well-presented four bedroom detached family home offers generous living accommodation and a wonderfully convenient location.

The village itself boasts a welcoming community feel with a range of local amenities including its own butchers, greengrocers, convenience store, post office, pharmacy, café, and junior school. There's also easy access to beautiful countryside walks and a great local bus service, making it an ideal setting for families and commuters alike.

The house offers a well-balanced layout, with the ground floor comprising a spacious lounge, separate dining room, kitchen/breakfast room, downstairs WC, and a welcoming entrance hall. There's also an integral garage offering useful storage or potential for conversion, subject to permissions.

Upstairs, the property features four bedrooms, including a generous master bedroom with ensuite shower room. Two of the bedrooms are comfortable doubles, while the other two make ideal single bedrooms or home office spaces. A well-appointed family bathroom completes the upper floor.

To the rear, you'll find a pretty, enclosed garden — perfect for relaxing, entertaining, or a safe outdoor space for children.

This delightful home combines village charm with practical family living — early viewing is highly recommended.

Key features

- 4 Bedrooms
- Lounge
- Dining room
- Kitchen breakfast room
- Garage
- Double driveway
- Double glazing
- Gas fired central heating





IMPORTANT:

Mayhew Estates give notice that: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.

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