



Asking Price £600,000

Smallfield Road, Horley, RH6

 3  4  2

mayhews



LARGE PLOT! A rare opportunity to purchase a three bedroom detached family home in need of modernisation. CHAIN FREE

Mayhew Estates are delighted to offer to the market this three bedroom detached family home situated in a convenient and well-established location. This detached three-bedroom property presents an exciting opportunity for purchasers seeking a home they can update and personalise to their own tastes and requirements.

Offering versatile and flexible living accommodation throughout, the property provides generous space that can be adapted to suit a variety of lifestyles, whether for growing families, home working, or multi-generational living. The well-proportioned layout offers excellent scope for reconfiguration and enhancement, subject to any necessary consents. While the property would benefit from a programme of modernisation, it provides a solid foundation and significant potential to create a stylish and contemporary family home. The existing accommodation comprises three bedrooms, reception space with flexibility for a variety of uses, kitchen facilities, and family bathroom accommodation.

Externally, the property benefits from a large private garden and off-road parking, further enhancing its appeal. Its detached nature provides additional privacy and opportunities for future improvement. Conveniently located on Smallfield Road, the property offers good access to local amenities, schools, transport links, and Horley town centre and train station, making it an attractive proposition for both owner-occupiers and investors alike.

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

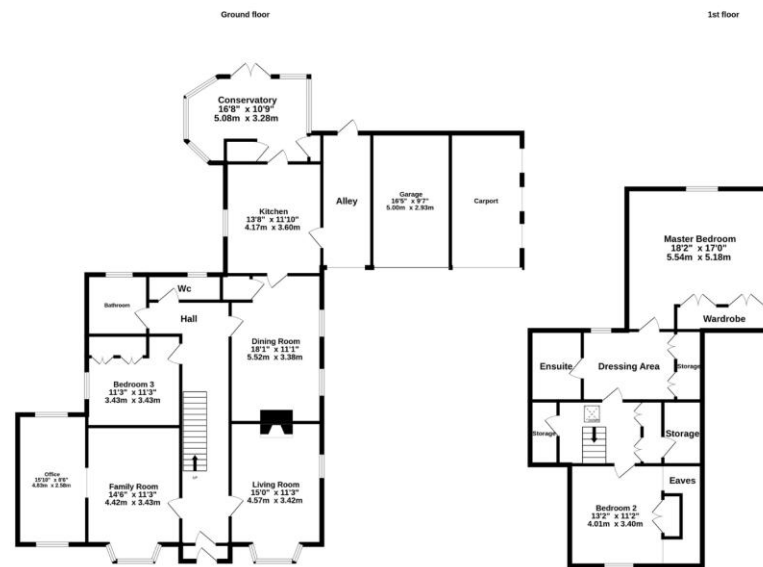
****Please note that any services, heating system or appliances have not been tested, and no warranty can be given as to their working order.****

EPC = To be confirmed

Key features

- CHAIN FREE
- Three bedrooms
- 4/5 Reception rooms
- In need of modernisation
- Generous plot
- Garage and parking
- Oil heating
- Flexible living accommodation
- Detached





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Measure 12/2020



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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