



43 Park Road, Smallfield, Horley, RH6 9RZ

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



**JAMES DEANE**  
ESTATE AGENTS

Located in the ever popular village of Smallfield, is this detached chalet bungalow, offering versatile accommodation tucked away in a small cul de sac and offered to the market with NO FORWARD CHAIN.

The property benefits from an enclosed porch leading through to the entrance hall, with cloakroom and a storage cupboard. The bright and airy dual aspect lounge is set off to the right hand side, with a gas feature fire place at the heart of the room along with double patio doors opening out to the rear garden.

A sizeable Kitchen/Breakfast room is situated to the rear of the property and has a



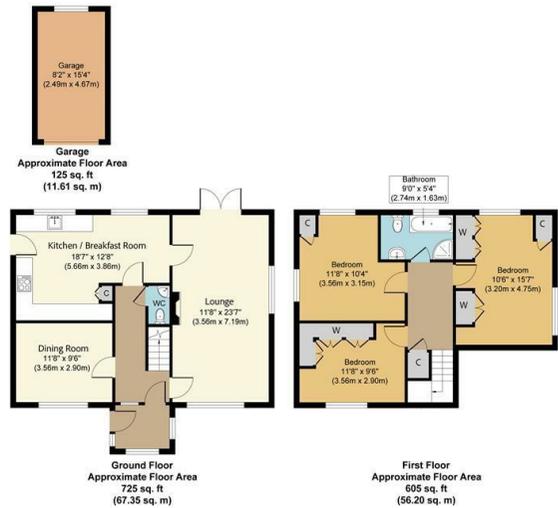
range of matching white wall and base units, space for a number of white goods and a double glazed stable door accessing to the side. There is the also the added bonus of a separate dining room set to the front. On the first floor are three double bedrooms, all have either fitted wardrobes or cupboards. The family bathroom has been updated and offers a white suite with separate shower cubicle, tiled walls and floors and a vanity unit.

Outside to the rear is a mature garden, with paved seating area, lawn, well stocked flower borders, timber garden shed and side gate. There is a detached garage, with electric door and off road parking set to the front for numerous vehicles. In addition the property has a pretty front garden with lawned area and flower borders.

**Offers In The Region Of £600,000**



# Floor plan



Park Road, RH6  
 Approx. Gross Internal Floor Area 1455 sq. ft / 135.16 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Copyright Property Portraits | www.propertyportraits.co.uk



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

TENURE: Freehold  
 Council Tax Band: F

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



**JAMES DEAN**  
 ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE  
 T: 01737 242331 F: 01737 243481  
 E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ  
 T: 01293 784411 F: 01293 784422  
 E: info@jamesdeanproperty.co.uk

Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Deane cannot be held liable if the information is incorrect.