



2 Grasslands, Smallfield, Surrey, RH6 9NU

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JAMES DEAN
PROPERTY
FOR SALE
01293
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JAMES DEANE
ESTATE AGENTS

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

The 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 modernised 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 is connected to the dining room with its feature bay window via French Doors. Both of these rooms as well as the entrance hall benefit from wood effect flooring.

There is plenty of internal storage, including loft storage and integral wardrobes in all four bedrooms. The property also boasts an integral 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 and 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.

Offers In Excess Of £500,000



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 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
50	76

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 ₂) Rating	
Current	Potential
42	70

Very environmentally friendly - lower CO₂ emissions
 (82 plus) A
 (61-91) B
 (49-60) C
 (35-48) D
 (21-38) E
 (1-20) F
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

TENURE: Freehold
 Council Tax Band: E

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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 Dean cannot be held liable if the information is incorrect.